THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741891

Karen Johnson Davidson County
Batch# 898064 DEEDWARR
08/03/2022 10:59:42 AM 2 pgs
Fees: $13.00 Taxes: $788.13

20220803-0088436

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$320,000.00~~ $213,009.00 SK

SK
Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Dana Delworth
Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle Ryan Hurlbut and Mackenzie Keating Hurlbut 0 Grayland Drive Madison TN 37115	New Owner 417 Nesbitt Lane Madison, TN 37115	Tax Parcel ID No. 042 08 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley S. McKinney,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Ryan Hurlbut and Mackenzie Keating Hurlbut, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 8th Council District of Davidson County Tennessee, and that property conveyed to Bradley S. McKinney in QCD-20210415 00500262 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 07/14/21 as follows:

Beginning at an existing iron pin in the northerly margin of Heritage Drive, said pin being a corner to Ray Bass in DB-20200720 0079024 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Bass N 50°53'13"W, 234.26' to an existing iron stake, said stake being a corner to Suzanne Ward in DB=20050908 0108209 R.O.D.C.T.; Thence now leaving said Bass with said Ward N 32°54'45"E, 283.46' to an existing concrete monument, said monument being a corner to Adam M. Smith in DB-20170118 0005624 R.O.D.C.T.; Thence now leaving said Ward with said Smith S 86°56'00"E, 211.78' to an existing concrete monument; said monument being a corner to Duane Hunter in DB-20021017 0127952 R.O.D.C.T.; Thence now leaving said Smith with said Hunter for the next two calls: S 03°24'10"W, 323.20' to an existing iron pin; Thence with a curve to the right having a radius of 25.00', cord bearing and cord of S 38°11'37"W, 33.42' to an existing iron pin in the northerly margin of said Heritage Drive; Thence now leaving said Hunter with said margin and a curve to the left having a radius of 680.00', cord bearing and cord of S 79°56'21"W, 146.14' and a length of 146.42' to the point of beginning containing 2.32 acres.

Being the same property conveyed to Bradley S. McKinney, by Quitclaim Deed from The Dorothy McKinney Trust, Bradley McKinney, Trustee, of record in Instrument No. 20210415-0050262, in the Register's Office of Davidson County, Tennessee, dated April 13, 2021 and recorded on April 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Madison Meade, Section Two "B", Resubd. Lot 71, as recorded in Plat Book 5050, Page(s) 106.

This is improved property located at 0 Grayland Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2022.

Bradley S. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley S. McKinney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TAG-220