Karen Johnson Davidson County
Batch# 900395 DEEDWARR
08/08/2022 11:36:21 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20220808-0089972

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37205-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Katie Bradley Affiant Subscribed and sworn to before me this 6th day of August, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Jeffrey Clement Boyd 3405 Old Anderson Road Unit 231 Antioch, TN 37013	NEW OWNER	136 15 0A 066.00

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, **Judy Hurst and James E. Hurst, wife and husband ("Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Clement Boyd, an unmarried man ("Grantee")** his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3405 Old Anderson Road, Unit 231, Antioch, Davidson County, Tennessee 37013.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 5th day of August, 2022.

GRANTORS:

Judy Hurst

James E. Hurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy Hurst and James E. Hurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2022.

Notary Public
My Commission Expires:

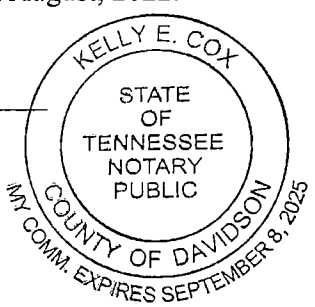


EXHIBIT "A"

Being Unit No. 66 on the Plan of First Revision To Phase 2, Watercrest Townhomes, A Horizontal Property Regime, as of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Hurst and Judy Hurst husband and wife, by Warranty Deed from Taunisha Murph a single person, of record in Instrument No. 20170705-0067591, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

This conveyance is made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision To Phase 2, Watercrest Townhomes, A Horizontal Property Regime, as recorded in Plat Book 11190, Page(s) 81.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 10788, Page 553; Amendment recorded in Book 11158, Page 931; Instrument No. 20160621-0062874 and Instrument No. 20181227-0125451.
4. Rules and Regulations of record in Instrument No. 20210602-0073897.
5. Easement recorded in Book 2242, Page 139; Book 4438, Page 711; Book 11433, Page 449 and Instrument No. 20180611-0055671.
6. Metro Planning Commission Letters recorded in Book 10821, Page 131 and Book 10822, Page 70.