DEM01288

Karen Johnson Davidson County
Batch# 925040 DEEDWARR
10/04/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20221004-0109412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

BG-FCR-22-1460

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caterina Hurley and Susan Hurley Jonathan Hurley	**New Owner**	
(NAME)	(NAME)	**172-04-0A-076.00-CO**
1460 Timber Ridge Cir		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL S. KOOMEN AND WIFE, KATHLEEN C. KOOMEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATERINA HURLEY AND SUSAN HURLEY AND AND JONATHAN HURLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel S. Koomen and wife, Kathleen C. Koomen by Warranty deed from Jamie Schramm, unmarried and Elizabeth West, unmarried of record in Instrument No. 20130408-0034614 Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on April 08, 2013.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000209-0013331, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11189, Page 612; Book 7461, Page 805; and Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.
- Charter of Highlands of Brentwood Homeowners Association, Inc of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.
- Rules Regarding Enforcement of Governing Documents of record in Instrument Number 20150414-0032628, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds for Open Spaces of record in Instrument Number 20000407-0035205, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1460 Timber Ridge Cir, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2022.

Daniel S. Koomen

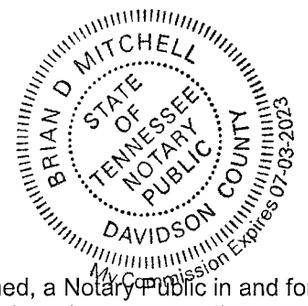
Kathleen C. Koomen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL S. KOOMEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

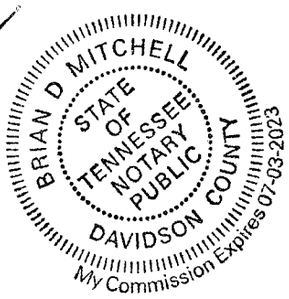


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN C. KOOMEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Beth Warner do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/28/2022 (date of document).

Affiant Signature

10/4/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of Oct., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: