Karen Johnson Davidson County
Batch# 981932 DEEDWARR
03/17/2023 03:13:24 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20230317-0019551

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
ANNE MARIE HURT, et al. 2643 Western Hills Dr. Nashville, TN 37214	CURRENT ADDRESSEE	06215005900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $212,500.

ADAM JOSEPH POTTS

SUBSCRIBED AND SWORN to before me by ADAM JOSEPH POTTS, this 13th day of MARCH, 2023.

STEVE HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-26-2024

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ANNE MARIE HURT, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto ADAM JOSEPH POTTS and wife WHITNEY ANNE HURT, their heirs and assigns, hereinafter "GRANTEES," a one-half (1/2) undivided interest, in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, said one-half (1/2) undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEES, their heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTOR further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 13 day of March, 2023.

Anne Marie Hurt
ANNE MARIE HURT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared ANNE MARIE HURT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand this 13TH day of MARCH, 2023.

NOTARY PUBLIC

My Commission Expires:
11-26-2024

STEVE HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 137, on the Plan of Sutherland Heights. Section 3, of record in Plat Book 2663, Page 117, Register's Office for Davidson County, Tennessee, o which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William J. Hurt, Jr. and wife Anne Marie Hurt by Warranty Deed of record in instrument 20151208-0123420, R.O.D.C. William J. Hurt, Jr. predeceased Anne Marie Hurt and his interest vested in her.

This conveyance is subject to (i) restrictions of record in Book 2877, Page 253; Book 2879, Page 3; Book 2859, Page 57, said Register's Office; (ii) all matters appearing on the Plan of record in Plat Book 2663, Page 117, said Register's Office; (iii) any and all, recorded and unrecorded, zoning, regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is improved property known as 2643 Western Hills Dr., Nashville, TN 37214.