Karen Johnson Davidson County
Batch# 982441 DEEDWARR
03/20/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20230320-0020059

Name and Address of New Owner:
Abby Curnow and Adam Curnow
3822 Boatner Drive
Nashville, TN 37207

Send Tax Bills To:
Pinnacle Bank
15025 Ballancroft Pkwy, 2nd Floor
Charlotte, NC 28277

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 059-14-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HDT Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abby Lynn Curnow and Adam Matthew Curnow, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 207 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed HDT Properties, LLC, a Tennessee limited liability company by deed dated September 29, 2022 from Niketa E. Taylor, a widow and Kimberly M. Jordan, a married woman, recorded October 4, 2022 in Instrument No. 20221004-0109284 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2023.

HDT Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Jeffrey Ferrell, Member

By: _____(SEAL)
Brent Kakwitch, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned, of the state and county mentioned, personally appeared Jeffrey Ferrell and Brent Kakwitch of HDT Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of HDT Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jeffrey Ferrell and Brent Kakwitch of HDT Properties, LLC as such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as its Members.

Witness my hand and seal, at office in Nashville this 16th day of March, 2023.

Notary Signature: _____

Printed Name: Sasha Walkenbush

My commission expires: 5/9/2026

SASHA WALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $378,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th day of March, 2023.

Notary Public
My commission expires: 5/9/2026
File No. 2023-5738-MA

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 20, 2023 (date of document).

Affiant Signature

March 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023