WARRANTY DEED

Karen Johnson Davidson County
Batch# 989147 DEEDWARR
04/06/2023 10 54 24 AM 2 pgs
Fees $13 00 Taxes $1,276 50

20230406-0025128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 4/13/24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
William Furlow and Samantha Furlow	JP Morgan Chase Bank, N A.	Parcel ID 075-08-0-010 00
(NAME) 640 Denver Dr	(NAME) 700 Kansas Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Judith Rae Struksnes, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Furlow and Samantha Furlow, husband and wife**, hereinafter called the Grantees, their heirs and assigns, 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 No 204, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Judith Rae Struksnes, an unmarried woman from James Boyd McBride, II, unmarried by Warranty Deed dated February 27, 2015 and recorded on March 12, 2015 in Instrument No 20150312-0021220 , Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements; (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐
This is improved ☒ property, known as 640 Denver Dr, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees 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 Grantees, 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 our hands this 5th day of APRIL, 2023

Judith Rae Struksnes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Judith Rae Struksnes, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th day of April, 2023.

Notary Public

My Commission Expires

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023