Karen Johnson Davidson County
Batch# 1009976 DEEDWARR
06/01/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20230601-0041453

WARRANTY DEED

ADAMS-H23118

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF May, 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

ANGELA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Madison Grimm, AN UNMARRIED WOMAN and Sean Adams, AN UNMARRIED MAN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP	Bank of Tennessee, Its Successors and/or Assigns	044.14-0E-037.00 CO
613 Hadley Village Boulevard	301 E. Center Street	
Old Hickory, TN 37138	Kingsport, TN 37660	

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, I/we, TYLER SCURRAH, UNMARRIED ZOE SCURRAH, UNMARRIED AND HOLLY WORLEY, MARRIED, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MADISON GRIMM, AN UNMARRIED WOMAN AND SEAN ADAMS, AN UNMARRIED MAN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs 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 Unit No. 37 on the Plan of Hadley Village Owner's Association, Inc., a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20190826-0085669 as amended by Instrument No. 20200318-0030072 with Scriveners' Affidavit of record at Instrument No. 20200320-0030626 in the Register's Office for Davidson County, Tennessee, to which Plan is reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tyler Scurrah, unmarried, Zoe McMurray, unmarried and Holly Worley, married, tenants in common with the rights of survivorship by Deed from Trillium Investment Partners, LLC, a Tennessee Limited Liability Company, dated 04/29/2021 and filed for record on 05/06/2021 in Instrument No. 20210506-0060646, in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 613 Hadley Village Boulevard, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of May, 2023 :

Tyler Scurrah

Zoe Scurrah

Holly Worley

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named TYLER SCURRAH, UNMARRIED ZOE SCURRAH, UNMARRIED AND HOLLY WORLEY, the bargainor(s), 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 and official seal at Hendersonville, Tennessee, this 30th day of May, 2023.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 5/30/2023 (date of document).

Affiant Signature

6/01/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of June, 2023.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/24/24

NOTARY'S SEAL