RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd, Suite 600
Smyrna, TN 37167
File No: 121-23

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Karen Johnson Davidson County
Batch# 1022435 DEEDWARR
07/05/2023 08:53:53 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20230705-0051114

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2023

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Ephraim Maldonado 922 Dalebrook Lane Nashville, TN 37206	Same as New Owner	Map/parcel: 083-02-0-252.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Frank W. Hurd and wife, Elizabeth E. Hurd

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ephraim Maldonado

HEREINAFTER CALLED THE GRANTEE(S), his 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 and being all of Lot No. 6 on the Plat of Jas. J. Pryors Heirs Subdivision of Lots 19, & 20, in Brownsville, as appearing of record in Book 843, Page 41, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank W. Hurd and wife, Elizabeth E. Hurd by Warranty Deed from Hardi M. Brooks, Jr. and wife, Patricia H. Brooks dated 1/2/1974 and filed for record in Book 4778, Page 182, in the Register's Office for Davidson County, Tennessee. Order Approving Sale of Real Estate, Case No. 3:20-bk-04101 filed electronically on 6/16/2023 in the United States Bankruptcy Court for the Middle District of Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 843, Page 41, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 1516 McKennie Avenue, Nashville, TN 37206

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2023.

Frank W. Hurd

Elizabeth E. Hurd

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Frank W. Hurd and Elizabeth E. Hurd**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2023.

Torey Brown
Notary Public

My Commission Expires: 5/16/2026

TOREY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY