Karen Johnson Davidson County
Batch# 1090870 DEEDWARR
01/11/2024 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20240111-0002527

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2023.

Notary Public
My commission expires: 3/22/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nadrh Saweres	New Owner	**14901A3600CO**
2661 Oak Forest Dr.		
Antioch TN 37013		

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 ACKNOWLEDGE, WE,

Jonathan Scott Hurley, Brian Joseph Hurley, Heather Ann Denson, Lacee Hurley Egawa, and Martin Spencer Hurley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nadrh Saweres, a married woman

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. 36, Plan of Mullen Valley, Phase 2, of record in Plat Book 6250, Page 477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ann E Keogh. by Quitclaim Deed from Brian J Hurley, dated June 3, 1996, of record in Book 10109, Page 753, in the Register's Office for Davidson County, Tennessee. Anne E Keogh died intestate on August 8, 2023, leaving Jonathan Scott Hurley, Brian Joseph Hurley, Heather Ann denson, Lacee Hurley Egawa, and Martin Spencer Hurley as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202401110002525, and Instrument No. 202401110002526 Register's Office of Davidson County, Tennessee. having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2100 Mullen Cir, Nashville, TN 37217.

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 in 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.

_____ Date: 12/27/23
Jonathan Scott Hurley

_____ Date: 12/27/23
Brian Joseph Hurley

_____ Date: 12/27/23
Heather Ann Denson

_____ Date: 12/27/23
Martin Spencer Hurley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonathan Scott Hurley, Brian Joseph Hurley, Heather Ann Denson, and Martin Spencer Hurley, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 27th day of December 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Lacee Hurley Egawa Date: 12-27-23
Lacee Hurley Egawa

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Lacee Hurley Egwa, the within named Grantor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 27 day of December, 2023.

SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Shanna Sharpley
NOTARY PUBLIC

My Commission Expires: 11.12.2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/27/23 (date of document).

Affiant Signature

1/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025