Karen Johnson
Batch # 1100992
02/14/2024 09:49:32 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20240214-0010215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2024.

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Hurwitz	David Hurwitz	094-01-0-246.00
(NAME)	(NAME)	
2636 W. Canyon Ave	2636 W. Canyon Ave.	
(ADDRESS)	(ADDRESS)	
San Diego, CA 92123	San Diego, CA 92123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SHAWANA ELIZABETH GARRETT, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ALLAN ANDREW WILLIS**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David Hurwitz, a married man, as his sole and seperate property,** hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled the Plan of Mabelle Subdivision, of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALLEN A. WILLIS ALSO KNOWN AS ALLAN ANDREW WILLIS AND WIFE, DIANE B. WILLIS, by deed from TRI-COUNTY BUILDRS, INC., of record in Book 7622, page 684, dated August 5, 1988, said Register's Office.

ALLEN A. WILLIS, A/K/A ALLAN ANDREW WILLIS AND DIANE B. WILLIS have since been divorced by Final Decree dated December 1, 1988, of record in Docket No. C8482 in the Circuit Court for Williamson County, Tennessee. DIANE B. WILLIS was restored to her maiden name of DIANE BURLISON by said Decree.

ALLEN A. WILLIS, A/K/A ALLAN ANDREW WILLIS died testate on or about November 16, 2023. Pursuant to the terms of his will of record in Case No. 23P2370 in the Seventh Circuit Court of Davidson

County, Tennessee (Probate Division) said property is to be administered as part of the probate estate under the control of the EXECUTRIX, SHAWANA ELIZABETH GARRETT.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 901 13th Street South, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 12th day of February, 2024.

SHAWANA ELIZABETH GARRETT, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ALLAN ANDREW WILLIS

Shawana Elizabeth Garrett

STATE OF TENNESSEE

COUNTY OF Williamson

On this 12th day of February, 20 24, personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shawana Elizabeth Garrett, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-23-901