Name and Address of New Owner:
Cherry Wisenor Dumas and Cari Long Hurt and Jon Hurt
1047 Percy Warner Blvd
Nashville, TN 37205

Send Tax Statements To:

NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24020176

Map and Parcel: 129 08 0 022.00

WARRANTY DEED

For and in consideration of the sum of ten 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, **Sparrow Investments, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Cherry Dumas and Cari Hurt and Jon Hurt, joint tenants with right of survivorship**, 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. 41, Section I, Warner Park Valley, of record in Book Book 3600, page 12, 13 and 14, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 41 fronts 184.52 feet on the westerly margin of Percy Warner Boulevard and extends back 207.15 feet on the southerly line and 150.0 feet on the northerly line to a dead line in the rear, measuring 108.38 feet thereon.

Being the same property conveyed to Sparrow Investments, LLC by Warranty Deed filed for record on May 24, 2023 in Instrument Number 20230524-0039194, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Warner Park Valley of record in Book 3466, page 89 and as amended in Book 3577, page 511 and Book 3770, page 81; All matters as set forth per plat of record in Book 3600, page 12, 13 and 14; all of said Register's Office.

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, and (5) other matters of public record.

This is improved property known as: 1047 Percy Warner Blvd, Nashville, TN 37205

Karen Johnson
Batch # 1115404
03/27/2024 10:08:44 AM
Fees: $13.00 Taxes: $2,590.00
Davidson County
DEEDWARR
2 pgs
20240327-0021230

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 assigns, 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 hand this 23rd day of February, 2024.

Sparrow Investments, LLC

BY: _____
Lyle Spann, Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Lyle Spann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Sparrow Investments, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 23 of Feb., 2024.

_____
Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 23rd day of February, 2024.

April G. Nichols
State of Tennessee Notary Public
Williamson County

_____
Notary Public
My Commission Expires: 7-6-2027