State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2024.

Notary Public:
My Commission Expires: 6/23/25

LENZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1116753 DEEDWARR
04/01/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20240401-0022087

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jane M. Procise	New Owner	064-13-0B-054.00 CO
206 Laurel Hill Drive Court		
Old Hickory TN 37138		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Emily S. Hurley and Preston R. Hurley, wife and husband**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jane M. Procise, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 206 on the plan of Laurel Hill Courtyard Homes, as shown by plat of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Emily Sharpe by Warranty Deed from Brianna Hill and Timothy Hill, wife and husband, dated 1/28/2020 and recorded 1/31/2020 in Instrument No. 20200131-0011675, Register's Office for Davidson County, Tennessee.

Preston R. Hurley joins in the conveyance for the express purpose of relinquishing all his rights, title and interest to said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 6900, Page 573, in the Register's Office for Davidson County, Tennessee.

All matters contained in Master Deed and By-Laws of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and restated in Book 8199, Page 779, in the Register's Office for Davidson County, Tennessee.

Charter in Book 7872, Page 388, as amended in Book 8209, Page 228, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth Telecommunications of record in Instrument No. 20010607-0059700, in the Register's Office for Davidson County, Tennessee.

2024 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 206 Laurel Hill Drive, Old Hickory, TN 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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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.

Witness my/our hand(s) this the 29th day of March, 2024.

Emily S. Hurley, formerly known as Emily Sharpe

Preston R. Hurley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Emily S. Hurley fka Emily Sharpe and Preston R. Hurley, the bargainor(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 and official seal, this 29th day of March, 2024.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, Danielle Watson, 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 3/28/24
Date

Danielle Watson
Affiant Signature

3/28/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 28th day of March, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY