WARRANTY DEED

Karen Johnson
Batch # 1136077
05/16/2024 02:03:56 PM
Fees: $13.00 Taxes: $3,256.00

Davidson County
DEEDWARR
2 pgs

20240516-0036447

File No. AP-24-6550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Mary Stewart Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2024

Margaret H. Taylor
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Mary Stewart Hurst and Paul A. Hurst, III	Legacy Home Loans	
(NAME)	(NAME)	
256 Cherokee Station Drive	1036 Stearman Drive, Ste 6	103-08-0E-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lawrence Michael Sypert and Lisa Ann Sypert, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Stewart Hurst, an unmarried woman and Paul A. Hurst, III, a married man, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 13 D-B on the Plan of Cherokee Crossing Townhomes as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20060908-0111567, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence Michael Sypert and Lisa Ann Sypert, husband and wife by Warranty Deed from Quyen T. Vo and Charity S. Vo, husband and wife of record in Instrument No. 20220307-0025550 Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 07, 2022.

This is property more commonly known as 256 Cherokee Station Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 8th day of May, 2024.

Lawrence Michael Sypert

Lisa Ann Sypert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2024, before me personally appeared Lawrence Michael Sypert and Lisa Ann Sypert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2024.

Notary Signature
My commission expires:

