Warranty Deed

Karen Johnson Davidson County
Batch# 1140764 DEEDWARR
05/29/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240529-0039888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

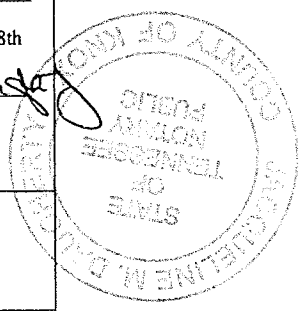
The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2024.

Notary Public

My commission expires: 7-1-2024



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Travis Alan Daugherty	Travis Alan Daugherty	059-14-0-216.00
3822 Boatner Drive	3822 Boatner Drive	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ABBY LYNN CURNOW AND ADAM MATTHEW CURNOW, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS ALAN DAUGHERTY, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 207 on the Plan of Haynes Estates, Section IV, as of record in Plat Book 4300, Page 44, 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 Thomas Taylor and Niketa E. Taylor by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee in Trust for City group Mortgage Loan Trust Inc, Asset Backed Pass Through Certificates Series 2003-HE4, by and through its duly appointed attorney-in fact, Wells Fargo Bank, N.A of record in Instrument No. 20130826-0089598 Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on August 26, 2013.

Being the same property conveyed to Niketa E. Taylor as Remainderman, Subject to a Life Estate for the Benefit of Thomas Taylor by Quitclaim Deed from Thomas Taylor and Niketa E. Taylor of record in Instrument No. 20170627-0064320 Register's Office for Davidson County, Tennessee, dated December 08, 2016 and recorded on June 27, 2017.

The said Thomas Taylor having died on or about March 26, 2022, thereby terminating said life estate.

Being the same property conveyed to Niketa E Taylor and Kimberly M. Jordan, a married woman by Quit Claim Deed from Niketa E. Taylor, an unmarried woman of record in Instrument No. 20220902-0099540 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 02, 2022.

Being the same property conveyed to HDT Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Niketa E. Taylor, a widow and Kimberly M. Jordan, a married woman of record in Instrument No. 20221004-0109284 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on October 04, 2022.

Being the same property conveyed to Abby Lynn Curnow and Adam Matthew Curnow, wife and husband by Warranty Deed from HDT Properties LLC, a Tennessee limited liability company of record in Instrument No. 20230320-0020059 Register's Office for Davidson County, Tennessee, dated March 16, 2023 and recorded on March 20, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3822 Boatner Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of May, 2024.

Abby Lynn Curnow

Adam Matthew Curnow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abby Lynn Curnow and Adam Matthew Curnow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of May, 2024.

Notary Public

My Commission Expires: 7-7-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 2025

Tennessee Certification of Electronic Document

I, Ashley Ramsey, 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 5.28.24 (date of document).

Affiant Signature

5.28.24
Date

State of Tennessee

County of Knox

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

Notary's Signature

MY COMMISSION EXPIRES: 4-1-24

NOTARY'S SEAL

JACQUELINE M. DAUGHERTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX