Karen Johnson Davidson County
Batch# 1151080 DEEDWARR
06/26/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240626-0047875

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARY E. ARMOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

G-BMR-24-633

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Anne Littlefield and Miles David Littlefield	New owner	
(NAME)	(NAME)	**062-00-0-082-00**
633 Hidden Acres Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW URMY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY ANNE LITTLEFIELD AND MILES DAVID LITTLEFIELD, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Section One, Neeley's Bend Acres, of record in Plat Book 4175, page 140, Register's Office for Davidson County, Tennessee.

Said Lot fronts 133.5 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.8 feet to a dead line.

Being the same property conveyed to Matt Urmy, unmarried by Warranty Deed from Brian Bequette and wife, Barbara Bequette of record as Instrument No. 20141010-0094084 in the Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 10, 2014.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 4175 Page 140, of Official Records.
- Terms, conditions, provisions, restrictions and easements contained in (book) 4436 (page) 488, of Official Records.
- County taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **633 Hidden Acres Drive , Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st DAY OF JUNE, 2024.

Matthew Urmy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW URMY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2024.

Notary Public
My Commission Expires: 7/9/24
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 21, 2024 (date of document)

Regina Sullo

Affiant Signature

June 25, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 25th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

