WARRANTY DEED

Karen Johnson
Batch # 1168578
08/13/2024 12:35:42 PM
Fees: $13.00 Taxes: $231.25

Davidson County
DEEDWARR
2 pgs

20240813-0061285

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH** DAY OF **AUGUST, 2024.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/7/26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney at Law
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Volunteer Estates, LLC, a Tennessee Limited Liability Company	**Volunteer Estates, LLC, a Tennessee Limited Liability Company**	015-00-0-165
(NAME)	(NAME)	
2778 Jack Teasley Road	2778 Jack Teasley Road	
(ADDRESS)	(ADDRESS)	
Pleasant View, Tennessee 37146	Pleasant View, Tennessee 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George Lewis Hurt, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **his ½ undivided interest** UNTO **Volunteer Estates, LLC, a Tennessee Limited Liability Company** 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 P/O Tract No. 2 on the Plan of Subdivision of Weaver-Harris, et al Lands, as shown by plat of record in Plat Book 2, Page 183, in the Chancery Court of Nashville, described as follows:

BEGINNING at a point in the center of Union Hill Road, formerly the Goodlettsville Pike at the northwest corner of the property conveyed to Robert B. Ellis and wife, by Deed from Felix Simpson and wife, of record in Book 3225, Page 225, Register's Office for said County; thence with the center of said road South 67° West 26.40 feet; thence North 85° West 115.50 feet; thence North 72° West 183.10 feet; thence southwardly 600 feet; thence eastwardly 225 feet to Ellis' westerly line; thence with said line North 4 1/2° 600 feet to the beginning.

Being the same property conveyed to George Lewis Hurt by Warranty Deed from Janet Kay Six and husband, Larry Garthwaite, dated 07/13/2015, of record in Instrument No. 20150715-0068868, Register's Office for Davidson County, Tennessee. George Lewis Hurt died intestate on May 30, 2016 and is survived by his heirs at law, George Lewis Hurt, III and Toni Marie Clark.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **2993 Union Hill Road, Joelton, TN 37080**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the **9th** day of **August, 2024**

George Lewis Hurt, III

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

On this 9th day of **August 2024**, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **George Lewis Hurt, III** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

WITNESS my hand and seal this 9th day of **August, 2024.**

I. Dyke Tatum Notary Public

My Commission expires: **May 5, 2025**

