WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ALEJANDRA HOLT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2026

W-CF-24-608

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

Karen Johnson Davidson County
Batch# 1216070 DEEDWARR
12/13/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241213-0097029

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**141-15-0B-040.00-CO**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **MIKE URQUHART, ADMINISTRATOR OF THE ESTATE OF SANDRA ELAYNE HURVITZ AKA ESSRA MOHAWK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 308 on the Plan of Rolling River Estates, Phase II as of record in Book 5200, Page 7, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 308 fronts 75.00 feet on the northeast side of River Ridge Court and extends back 201.22 feet on the northwest line and 188.48 feet on the southeast line to a broken rear dead line, measuring 120.58 feet thereon.

Being the same property conveyed to Essra Mohawk, a single person by Warranty Deed from Irwin A. Goldzweig and spouse, Betty Joe R. Goldzweig of record in Book 9303, page 483, Register's Office for Davidson County, Tennessee, dated April 4, 1994 and recorded on April 6, 1994.

The said Sandra Elayne Hurvitz aka Essra Mohawk died on or about December 11, 2023. Pursuant to Order to Sell Real Property entered September 20, 2024, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 23P2434, subject property vested solely in the Administrator of the Estate of Sandra Elayne Hurvitz. Subsequent Order Approving the Sale of Real Property by the Administrator entered December 6, 2024. Letters of Administration *c.t.a.* issued to Mike Urquhart on March 19, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4892, Page 689, supplemented in made applicable to Phase II in Book 5214, page 933, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 679, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 4788, Page 950, amended in Book 4871, page 640, in the Register's Office for Davidson County, Tennessee.
- Charter in Book 4892, page 671 amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **608 River Ridge Court, Nashville, Tennessee 37221**.

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 12th DAY OF DECEMBER, 2024.

The Estate of Sandra Elayne Hurvitz AKA Essra Mohawk

BY: _____
Mike Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the THE ESTATE OF SANDRA ELAYNE HURVITZ AKA ESSRA MOHAWK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of December, 2024.

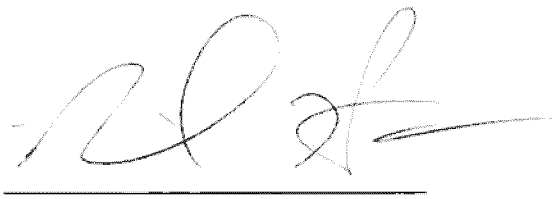
_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Nick Harris, 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 **December 12, 2024**.



Affiant Signature

12/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **December**, 20 **24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

