This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6148-MC

Karen Johnson Davidson County
Batch# 1280776 DEEDWARR
06/03/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250603-0043453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2025.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sydney Grace Spier and Kyle Alexander Cruzen 7277 Charlotte Pike Unit 254 Nashville, TN 37209	LEGACY HOME LOANS 408 HWY 76 WHITE HOUSE, TN 37188	114 08 0C 061.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Timothy Richard Lurton and Kristin Yancey Lurton, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Sydney Grace Spier, an unmarried woman, and Kyle Alexander Cruzen, an unmarried man, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 58 on the Plan of WEST PARK, PHASE 2, as established by Declaration of Covenants, Conditions and Restrictions of West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park Homeowner's Association, Inc., of record as Instrument No. 20041221-0151636, and further Second Amendment of record in Instrument No. 20050222-0018812, Supplemented in Instrument No. 20060202- 0013378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Richard Lurton and Kristin Yancey Lurton, husband and wife, by Warranty Deed from Toni Davenport Lorio and Morgan Packard Lorio, wife and husband of record in Record Instrument Number 20210827-0116030, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 27, 2021.

This is ☒ improved or ☐ unimproved property located at: **7277 Charlotte Pike, Unit 254, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2025

.

GRANTOR:

Timothy Richard Lurton

Kristin Yancey Lurton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Timothy Richard Lurton and Kristin Yancey Lurton,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of May, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 28. 2025.

Affiant Signature

3rd day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028