RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO**
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2025

Notary Public

COMMISSION EXPIRES _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/2/2026
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1290741 DEEDWARR
06/27/2025 09 44 10 AM 2 pgs
Fees $13 00 Taxes $1,609 50
20250627-0050737

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Megan Wurtz | FirstBAnk | 061-15-0-137 |
| (NAME) 1219 Sunnymeade Drive | (NAME) 722 Columbia Avenue | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jack Silverman, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Wurtz, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 No 75, Block D, on the Plan of Re-Subdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, Register's Office for said County, to which plan reference is hereby made for a more complete description**

**Being the same property conveyed to Jack Silverman, an unmarried man by Warranty Deed from Ashley R Crane, filed for record on February 25, 2015, in Instrument No 20150225-0016254, Register's Office for Davidson County, Tennessee**

**Subject property is not a marital rights property of the grantor, spouse never lived in said property**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as **1219 Sunnymeade Drive** (House Number) (Street) **Nashville, TN** (P O Address) (City or Town) (State) **37216** (Postal Zip)

File No 8267-25
Warranty Deed Individual eRec LES rev 09-2018

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, successors 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, successors 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 our hands this 26th day of June, 2025

Jack Silverman

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

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Jack Silverman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained

WITNESS my hand and seal this 26th day of June, 2025

Notary Public

Commission Expires _____

