Karen Johnson Davidson County
Batch# 1294232 DEEDWARR
07/07/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20250707-0053080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Javier Olvera Servin	NEW OWNER	118 10 0 061.00
(NAME)	(NAME)	
1526 Midland Fosterville Road	1526 Midland Fosterville Road	
(ADDRESS)	(ADDRESS)	
Bell Buckle, TN 37020	Bell Buckle, TN 37020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John A. Purdy, Trustee of the Purdy Family Trust UAD February 4, 2011**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Javier Olvera Servin and Miriam Arreola Vega, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of PLEASANT VALLEY, PART OF THE O.F. NOEL ESTATE, of record in Plat Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

And all that tract or parcel of land located in Davidson County, Tennessee, being adjacent to Lot No. 14 on the Plan of Pleasant Valley as shown on survey and plat of same appearing of record in Plat Book 1424, page 63, said Register's Office, and being part of an unnamed 50-foot uncut road vacated and abandoned by the Metropolitan Government of Nashville and Davidson County, by Council Bill No. 65712 in the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan Purdy and Sarah Purdy, husband and wife, by Warranty Deed from Julia B. Harris, married, of record in Instrument No. 20130530-0054268, in the Register's Office of Davidson County, Tennessee, dated May 29, 2013 and recorded on May 30, 2013.

Being the same property conveyed to Alan MacGregor Purdy and Sarah R. Purdy, Co-Trustees of The Purdy Family Trust UAD February 4, 2011, by Quitclaim Deed from Alan Purdy and Sarah Purdy, of record in Instrument No. 20130530-0054270, in the Register's Office of Davidson County, Tennessee, dated May 25, 2013 and recorded on May 30, 2013.

Being the same property conveyed to Alan MacGregor Purdy and Sarah R. Purdy, a married couple as tenants by the entirety, by Quitclaim Deed from Alan MacGregor Purdy and Sarah R. Purdy, Co-Trustees

of The Purdy Family Trust UAD February 4, 2011, of record in Instrument No. 20201208-0142860, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on December 08, 2020.

Being the same property conveyed to Alan MacGregor Purdy and Sarah R. Purdy, Co-Trustees of The Purdy Family Trust UAD February 4, 2011, by Quitclaim Deed from Alan MacGregor Purdy and Sarah R. Purdy, a married couple as tenants by the entirety, of record in Instrument No. 20210427-0056325, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on April 27, 2021. Sarah R. Purdy died on December 20, 2023, leaving Alan MacGregor Purdy and William W. Purdy to serve as Co-Trustees of the Trust. Alan MacGregor Purdy died on January 6, 2024, leaving William W. Purdy to serve as sole Trustee of the Trust. William W. Purdy declined to serve as Trustee on February 12, 2024, leaving John A. Purdy to serve as sole Trustee of the Trust pursuant to its terms.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLEASANT VALLEY, PART OF THE O.F. NOEL ESTATE, as recorded in Plat Book 1424, Page(s) 63.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1632, Page 427.
Easements retained by Metro Government in Council Bill No. 65-715.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3401 Springbrook Dr, Nashville, TN 37204
(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 successors 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.

Effective the 2nd day of July, 2025.

Purdy Family Trust UAD February 4, 2011

BY: _____
John A. Purdy
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid John A. Purdy, which whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposees therein contained, and who further acknowledged that he is the Trustee of the Purdy Family Trust UAD February 4, 2011, and is authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 2nd day of July, 2025.

_____
Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Authority Title
745 S. Church St Ste 407
Murfreesboro TN 37129

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 7/2/25 (date of document)

Affiant Signature

7/7/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY