Karen Johnson Davidson County
Batch# 1303268 DEEDWARR
07/29/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250729-0059772

WARRANTY DEED

Hurtgam-P25-0170

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2025.

Notary Public

(Affix Seal)

My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Dustin Joel Hurtgam	**Dustin Hurtgam**	76-5-153
4705 Ashley Way	**600 Stewarts Ferry Pike, Apt 5210**	
Hermitage, TN 37076	**Nashville, TNB 37214**	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Spencer, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Dustin Joel Hurtgam,** **unmarried**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1 on the Plan of Ashley Place, as of record in Plat Book 7900, page 123, corrected in Book 8307, page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Spencer, unmarried by Deed from Russell E. Parrish and William D. Stalker of record in Inst # 200506270073680, recorded on 6/27/2005, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **4705 Ashley Way, Hermitage, TN 37076**

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 we, the GRANTOR, 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 that 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, 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 24 day of July, 2025.

James Spencer

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2025.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 July 24, 2025.

Date

D. Hardwick

Affiant Signature

July 28, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2025.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202507290059772