(1)

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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1310048
08/14/2025 09:24:49 AM
Fees: $13.00 Taxes: $3,046.71

Davidson County
DEEDWARR
2 pgs

20250814-0064695

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $823,436.00

Affiant

Subscribed and sworn to me on 08/13/25.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/24/27 My Commission Expires 1

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adrienne Hope Hite 6032 Manor Pl Brentwood, TN 37027	New Owner	160 12 0 192.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Angela Courtney, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Adrienne Hope Hite, a married woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 225, on the plan of Revised Phase 6, Hearthstone, as shown on Plat of record in Plat Book 6900, Pages 254 & 255, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Angela Courtney, unmarried by Warranty Deed from Joshua K. Murphy and Amy E. Murphy, husband and wife, of record in Instrument No. 20190807-0078626, in the Register's Office of Davidson County, Tennessee, dated August 6, 2019 and recorded on August 7, 2019.
>
> This is Improved property, known as 6032 Manor Pl, Brentwood, TN 37027.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on 08/13/25.

Angela Courtney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/13/25, before me personally appeared Angela Courtney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/13/25.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

