WARRANTY DEED

Karen Johnson Davidson County
Batch# 1323512 DEEDWARR
09/17/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $231.25
20250917-0074391

L. DYKE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$62,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF **SEPTEMBER, 2025.**

Notary Public

MY COMMISSION EXPIRES: 5/8/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Volunteer Estates LLC, a Tennessee limited liability company	Volunteer Estates LLC, a Tennessee limited liability company	015-00-0-165.00
(NAME) 2778 Jack Teasley Road	(NAME) 2778 Jack Teasley Road	
(ADDRESS) Pleasant View, Tennessee 37146	(ADDRESS) Pleasant View, Tennessee 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Toni Marie Clark, as to her 1/2 undivided interest**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Volunteer Estates LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), his/her/their 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 P/O Tract No. 2 on the Plan of Subdivision of Weaver-Harris, et al Lands, as shown by plat of record in Plat Book 2, Page 183, in the Chancery Court of Nashville, described as follows:

Beginning at a point in the center of Union Hill Road, formerly the Goodlettsville Pike at the northwest corner of the property conveyed to Robert B. Ellis and wife, by Deed from Felix Simpson and wife, of record in Book 3225, Page 225, Register's Office for said County; thence with the center of said road South 67° West 26.40 feet; thence North 85° West 115.50 feet; thence North 72° West 183.10 feet; thence southwardly 600 feet; thence eastwardly 225 feet to Ellis' westerly line; thence with said line North 4 1/2° 600 feet to the beginning.

Being the same property conveyed to George Lewis Hurt by Warranty Deed from Janet Kay Six and husband, Larry Garthwaite, dated 07/13/2015, of record in Instrument No. 20150715-0068868, Register's Office for Davidson County, Tennessee.

The said George Lewis Hurt died intestate on 05/30/2016, leaving the said George Lewis Hurt, III and Toni Marie Clark as his sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith in Instrument No. __202509170074390___, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Volunteer Estates, LLC, a Tennessee Limited Liability Company, as to 1/2 undivided interest by Warranty Deed from George Lewis Hurt, III, dated 08/09/2024, of record in Instrument No. 20240813-0061285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a UCC Financing statement naming Aqua Finance, Inc, as secured party, and George Lewis Hurt, as debtor, filed 05/27/2016 of record Instrument No. 20160527-0053600, as amended in Instrument No. 20210319-0036693, in the Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2993 Union Hill Road, Joelton, TN 37080

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 **17th** day of September, 2025.

Toni Marie Clark

Toni Marie Clark

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Toni Marie Clark**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this **17th** day of **September, 2025.**

I. DYKE TATUM

Notary Public:
My Commission Expires: 5/8/29

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 9/17, 2025.

Affiant
Date: September 17, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of September, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

