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

BOX 10-A

20251343R

Karen Johnson
Batch # 1328307
09/30/2025 10 00 01 AM
Fees $13 00 Taxes $12,950 00

Davidson County
DEEDWARR
2 pgs

20250930-0077615

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $3,500,000 00

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2025

Notary Public

My commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Information for Reference Purposes
Steven K McClurg and Lori McClurg	New Owner	**159-16-0-002**
110 Woodward Hills Place		
Brentwood, TN 37027		

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, WE,

Ephriam Herbert Hoover, IV and Kelly C. Hoover, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven K. McClurg and Lori McClurg, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Woodward Hills, as of record in Plat Book 9700, Page 900, amended in Book 11766, Page 32, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description

Being the same property conveyed to Ephriam Herbert Hoover IV and Kelly C Hoover, husband and wife by Warranty Deed from Joe D Roper and wife, Joy Roper of record in Instrument No 20161220-0133699 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 20, 2016

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (X) unimproved (___) property known as 110 Woodward Hills Place, Brentwood, TN 37027

[signatures appear on the following page]

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), their heirs and 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), 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 HANDS EFFECTIVE AS OF 29th day of September, 2025

Ephriam Herbert Hoover, IV

Kelly C. Hoover

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Ephriam Herbert Hoover, IV and Kelly C. Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 29th day of September, 2025

My Commission Expires 7/25/29

Notary Public

