Karen Johnson Davidson County
Batch# 1332014 DEEDWARR
10/08/2025 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251008-0080393

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**. **Affiant** Subscribed and sworn to before me, this **7th day of October, 2025**. **Notary Public** **My commission expires:** 4 29 27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathryn Lee Hurgeton and Jerald Winston **1240 Bell Grimes Lane** **Nashville, TN 37207**	**ResiCentral, LLC.** **19417 Shumard Oak Drive** **Unit 102** **Land O Lakes, FL 34638**	**041 07 0 021.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Thomas Elliott and Natalie Elliott, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Kathryn Lee Hurgeton and Jerald Winston, wife and husband, tenancy by the entirety**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Property located in the County of Davidson, Tennessee:

Being Lot No. 2 of the R.R. MINCY LAND, BEING A RESUBDIVISION OF PART OF LOT NO. 3 OF THE K. J. MORRIS LANDS, of record in Plat Book 57, Page 49, Register's Office for Davison County, Tennessee, and described according to an unrecorded survey prepared by William Collier Parrish Associates, Civil Engineers, dated June 2, 1959, as follows:

Beginning at a point in the Northerly margin of Bell Grimes Lane, being 67 feet East of the Southwest corner of the property conveyed to W.E. Batey, et ux, by deed from Henry T. Beasley, Jr., et ux, of record in Book 2904, Page 45, said Register's Office; thence Northerly 206.73 feet to a point, thence South 83 degrees 06 minutes East 67.2 feet to a point; thence South 3 degrees 8 minutes West 205.35 feet to a point in the Northerly margin of Bell Grimes Lane; thence with said margin North 86 degrees 04 minutes West 67 feet to the point of beginning.

Being the same property conveyed to Thomas Elliott and Natalie Elliott, husband and wife, by Warranty Deed from W. Brandon Hutchison, unmarried, of record in Instrument No. 20170505-0044653, in the Register's Office of Davidson County, Tennessee, dated May 01, 2017, and recorded on May 05, 2017.

HE-2025-494

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1240 Bell Grimes Lane, Nashville, TN 37207**.

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 in 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 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.

Witness my/our hand(s) this **7th day of October, 2025.**

Thomas Elliott

Natalie Elliott

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of October, 2025, before me personally appeared Thomas Elliott and Natalie Elliott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2025.

Notary Signature
My commission expires: 6-29-27.

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/7/2025 (**date of document**).

Affiant Signature

10/7/25

Date

State of TENNESSEE
County of SUMNER

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

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029