Karen Johnson Davidson County
Batch# 1347451 DEEDWARR
11/18/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20251118-0091600

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $815,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2025. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Urban Capital LLC	**New Owner**	**102-12-0-033.00**
119 Cumberland St.		
Ashland City, TN 37015		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colin McCurdy and Brittany Miller now known as Brittany Miller McCurdy, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Capital LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 230 on the Plan of Horton Heights, Section A of record in Plat Book 2133, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Brittany Miller, a single woman and Colin McCurdy, a single man, as tenants in common, by deed from Healthmark Investment Trust, of record in Instrument No. 20150807-0078902, dated July 27, 2015, Register's Office for Davidson County, Tennessee. Brittany Miller and Colin McCurdy having since married. Brittany Miller is now known as Brittany Miller McCurdy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 2133, Page 71, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 2200, Page 490, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as 842 Brook Hollow Road, Nashville, TN 37205.

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 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 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 17th day of November, 2025.

Colin McCurdy

Brittany Miller now known as Brittany Miller McCurdy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Colin McCurdy and Brittany Miller, now known as Brittany Miller McCurdy, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2025.

Notary Signature
My commission expires:

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: 25-534

Certificate of Authenticity

I, Alicia Hamilton, 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

11/17/25.
Date


Affiant Signature

11/17/25
Date

State of Tennessee
County of Williamson

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


Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

