Karen Johnson Davidson County
Batch# 1362079 DEEDWARR
12/29/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20251229-0102924

WARRANTY DEED

2025-39

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires July 6, 2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grant Tyler Johnston and Arielle Alexis Shapiro 1047 Percy Warner Blvd Nashville, TN 37205	NEW OWNER	129.08-0-022.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Cari Long Hurt and Jon Hurt, joint tenants with right of survivorship** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Grant Tyler Johnston and Arielle Alexis Shapiro**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 41, Section I, Warner Park Valley, of record in Book 3600, page 12, 13 and 14, Register's Office for Davidson County, Tennessee. Said Lot Np. 41 fronts 184.52 feet on the westerly margin of Percy Warner Boulevard and extends back 207.15 feet on the southerly line and 150.0 fee on the northerly line to a dead line in the rear, measuring 108.38 feet thereon.

Being the same property conveyed to Cherry Dumas (now deceased) and Cari Hurt and Jon Hurt, joint tenants with right of survivorship from Sparrow Investments, LLC by Warranty Deed dated February 23, 2024 and recorded March 27, 2024 in Instrument #20240327-0021230, Register's Office for Davidson County, Tennessee.

This is (X) improved property know as 1047 Percy Warner Blvd, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of December, 2025.

Cari Long Hurt
Cari Long Hurt

Jon Hurt
Jon Hurt

State of MI
County of St. Clair

Personally appeared before me, Shannon Sullivan a Notary Public in and for said County and State, the within named Cari Long Hurt and Jon Hurt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2025.

Shannon Sullivan
Notary Public
My Commission Expires: 02.14.30

SHANNON SULLIVAN
Notary Public - State of Michigan
County of St Clair
My Commission Expires Feb 14, 2030
Acting in the County of St. Clair

SHANNON SULLIVAN NOTARY PUBLIC MY COMMISSION EXPIRES FEB 14, 2030 County of St Clair STATE OF MICHIGAN

Tennessee Certification of Electronic Document

I, April G Nichols 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 12-19-2025 (date of document).

Affiant Signature

December 19, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of December, 2025

Lakin Rowan
Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

LAKIN DANIELLE ROWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

202512290102924