Name and Address of New Owner:
Dustin Joel Hurtgam
1407 Hilltop Drive
Mt Juliet, TN 37122

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26071023

Map and Parcel: 133-11-0A-023.00-CO

Karen Johnson Davidson County
Batch# 1452496 DEEDWARR
07/29/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20260729-0069789

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natasha Nicole Reeves, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Dustin Joel Hurtgam**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described land situated in Davidson County, Tennessee, being Unit No. D-5 on the Plan of Canterbury Hall Condominiums according to Master Deed as of record in Book 5440, page 225, and more particularly described in book 5200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Natasha Nicole Reeves by Quitclaim Deed from Barbara Gayle Massey, by and through my Attorney-in-fact, William L. Ray, Jr., of record in Instrument No. 20231016-0081074, Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 16, 2023.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 5200, Page 159 and Book 3842, Page 235; Master Deed establishing a Horizontal Property Regime of Canterbury Hallof record in Book 5440, Page 255, as amended in Book 5441, page 819; By-Laws of record in Book 5440, Page 298, as amended in Book 5865, page 101; Sanitary Sewers and/or Storm Drainage Easements of record in Book 4308, Page 647; Charter of Canterbury Hall Homeowners' Association of record in Book 5446, Page 152; Easement for Sanitary Sewer of record in Book 4337, Page 544; Grant of Easements for Utilities of record in Instrument Number 20090615-0055410, Instrument No. 20140924-0087652 and Instrument No. 20190118-0005331; all in the Register's Office for Davidson County, Tennessee.

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: 500 Paragon Mills Road Apt D5, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24th day of July, 2026.

Natasha Nicole Reeves

State of Tennessee

County of Rutherford

Personally appeared before me, Natasha Nicole Reeves with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th of July, 2026.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/14/30

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00.

Affiant Signature

Subscribed and sworn to before me, this 24th day of July, 2026.

Notary Public
My Commission Expires: 3/14/30

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 7/24/26 (date of document).

Affiant Signature

7/29/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029