Karen Johnson Davidson County
Batch# 257347 DEEDWARR
07/16/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20190716-0069300

Warranty Deed

MICHELLE W. LOCKE
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 $389,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2019.

Notary Public

My commission expires: 9/29/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tonya Sanchez	New Owner	072154J00200CO
102 B McKennell Drive		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL T. HUGHES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**TONYA SANCHEZ**~~, * HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* Tonya Denise Sanchez, (2) unmarried

Land situated in Davidson County, Tennessee, being Unit 102B, as established in Declaration of Covenants, Conditions and Restrictions for 102 McKennell Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180522-0048687, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Leroy A. Bluing and wife, Patricia A. Bluing by Warranty Deed from Robert John Miller, Vicki Miller, William Miller and Thomas Milton Harris, Heirs of Bessie Miller Harris, deceased of record in Book 7603, Page 156, Register's Office for Davidson County, Tennessee, dated June 30, 1988 and recorded on July 19, 1988.

Being a portion of the same property conveyed to Daniel T. Hughes, unmarried by Warranty deed from Leroy A. Bluing and Patricia A. Bluing, husband and wife of record in Instrument No. 20180302-0019853 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 2, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 102 B McKennell Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2019.

Daniel T. Hughes

STATE OF PENNSYLVANIA
COUNTY OF WAYNE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel T. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2019.

Notary Public

My Commission Expires: March 16, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RAYMOND EDWARD RUSSO
Notary Public
SALEM TWP, WAYNE COUNTY
My Commission Expires Mar 16, 2020

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W Locke

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts

Notary Public

My Commission Expires: 8/29/20

