THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Pamela McHugh Thompson, Trustee 6022 Sherwood Court Nashville, TN 37215	SAME	158-4-24

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Margaret C. McHugh, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Pamela McHugh Thompson, Trustee of The Margaret C. McHugh Revocable Trust, established by the Revocable Trust Agreement of Margaret C. McHugh, dated August 6, 2019, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Karen Johnson Davidson County
Batch# 267447 DEEDWARR
08/06/2019 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190806-0078111

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of August, 2019.

Margaret C. McHugh

Margaret C. McHugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret C. McHugh, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 6th day of August, 2019.

Bryan Howard

Notary Public

My Commission Expires: _____

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2021

EXHIBIT A

Legal Description

Being Lot No. 7 on the Plan of Sherwood Forest Subdivision, as of record in Book 4175, page 114, Register's Office for said County.

Said Lot No. 7 fronts 204.16 feet on the southeasterly side of Sherwood Court and extends back along a private road frontage 352.36 feet on the southwesterly line and 340.00 feet on the northeasterly line, to a line at the rear measuring 276.31 feet thereon, containing 2.029 acres, more or less.

Together with an easement of ingress and egress over and to the private drive which runs along the southwesterly line of said Lot No. 7.

This conveyance is subject to encumbrances, restrictions, easements and set-back lines of record.

Being the same property conveyed to Patrick A. McHugh and wife, Margaret C. McHugh, by deed from C.E. Horn and wife, Marjorie C. Horn, of record in Book 4801, page 59, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Margaret C. McHugh by deed from Patrick A. McHugh of record in Book 7471, page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 6022 Sherwood Court, Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

