Karen Johnson Davidson County
Batch# 353510 DEEDWARR
02/05/2020 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20200205-0013285

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $219,000.00.

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 09/16/23

Affiant

Subscribed and sworn to before me, this 4th day of February, 2020.

Notary Public
My commission expires:

02-2001-50806

Address of New Owner:	Send Tax Bills to:	Tax Information:
Pecan Valley Properties, LLC 4201 Kings Court Nashville TN 37218	Pecan Valley Properties, LLC 4460 Pecan Valley Road Nashville, TN 37218	058-15-0-016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Celia Hughes and Justin Hughes**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pecan Valley Properties, LLC**, hereinafter called the Grantees, their successors 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. 7, on the Plan of Royal Crest Subdivision, of record in Book 3700, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Celia Hughes and Justin Hughes, married by deed from Ophelia Foster, unmarried, dated December 15, 2006, recorded December 22, 2006, of record in Instrument No. 20061222-0157976, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4201 Kings Court, Nashville, TN 37218.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of January, 2020.

Celia Hughes

Justin Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Celia Hughes and Justin Hughes**, 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 in Brentwood, TN, this 29th day of January, 2020.

ANAMARIA WILLINGHAM NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/15/23
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: _____

True Copy Certification

I, AnaMaria Willingham, 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.

AnaMaria Willingham

State of Tennessee
County of Williamson

Personally appeared before me, Carol M Holmes, a notary public for this county and state, AnaMaria Willingham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol M Holmes, Notary Public

My Commission Expires: 3/31/20

