Warranty Deed

Karen Johnson Davidson County Batch# 494538 DEEDWARR 10/14/2020 09:26:42 AM 2 pgs Fees: $13.00 Taxes: $2,035.00 20201014-0119199	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $549,999.00 Affiant Subscribed and sworn to before me, this the 9th day of October, 2020. Notary Public My commission expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC 19 2020

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:
James Douglas Hughes Shannon Maddox Hughes	NEW OWNER	073-01-0-196.00
3925 Ivy Drive		
Nashville, TN 37216		

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, **RUSSELL AAMODT, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON MADDOX HUGHES AND JAMES DOUGLAS HUGHES, WIFE AND HUSBAND**, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Moss Rose Heights, Section 3 and 4 as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No 56 fronts 76 feet on the Westerly side of Ivy Drive and runs back on the Northerly line 196.74 feet, and on the Southerlyside 213.91 feet to a dead line on which it measures 77.91 feet.

Being the same property conveyed to Terrell Kimbrough and wife, Ruby Neal Kimbrough by Warranty deed from C.A. Whecler, Jr and wife, Alice Thorne Wheeler of record in Book 2037, page 111, Register's Office for Davidson County, Tennessee, dated February 21, 1952 and recorded on February 21, 1952.

Being the same property conveyed to Betty Kimbrough Brent by Quitclaim deed from Ruby Neal Kimbrough of record in Book 11033, page 885, Register's Office for Davidson County, Tennessee, dated July 24, 1998 and recorded on July 24, 1998.

Being the same property conveyed to Kimberly Renee Brent by Quitclaim deed from Kimberly Renee Brent of record in Instrument No. 20071023-0125385 Register's Office for Davidson County, Tennessee, dated October 04, 2007 and recorded on October 23, 2007.

Being the same property conveyed to Kendall Brent by Quitclaim deed from Kimberly B. Griffin of record in Instrument No. 20130225-0018345 Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 25, 2013.

Being the same property conveyed to Kimberly Renee Brent Griffin by Quitclaim deed from Kendall Brent and wife, Stacey Brent, and Betty Kimbrough Brent, an unmarried person of record in Instrument No. 20160915-0096982 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 15, 2016.

Being the same property conveyed to Russell Aamodt, a married man by Warranty deed from Kimberly Renee Brent Griffin, a married woman of record in Instrument No. 20200323-0031520 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 23, 2020.

*Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

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 3925 Ivy Drive, Nashville, TN 37216, 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 9th day of October, 2020.

Russell Aamodt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Russell Aamodt, 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 October, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022