This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-9383-RL

Karen Johnson Davidson County
Batch# 514055 DEEDWARR
11/10/2020 02:44:30 PM 7 pgs
Fees: $38.00 Taxes: $740.00
20201110-0132668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 6th day of November, 2020.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dustin K. Haney 809 Bellevue Road Nashville, TN 37221	Dustin K. Haney 809 Bellevue Road Nashville, TN 37221	142 06 0C 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Reginald Hughes, Sabrina Hughes-Tate, Kevin Hughes, Robin Hughes, Bianca Hughes, and Candace Hughes, as the Heirs-at-Law of Vivian Janet Hughes, Deceased, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Dustin K. Haney, an unmarried man, 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 a part of the Plan of Section 6, Doral Country Villa, as of record in Book 5200, page 32, Register's Office for Davidson County, Tennessee, described as follows:

Being Unit No. 6-A on said Plan and described by the Master Deed establishing a Horizontal Property Regime for Doral Country Villas, Section VI, of record in Book 5260, Page 767, re-recorded in Book 5260, Page 817, as amended in Book 5260, Page 769, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vivian J. Hughes, an unmarried woman, by Quitclaim Deed from Vivian J. Hughes, divorced and not since remarried, who acquired title as Vivian J. Hughes, married, of record in Instrument No. 20180206-0011956, in the Register's Office of Davidson County, Tennessee, dated January 29, 2018, and recorded on February 06, 2018. Vivian J. Hughes having since died intestate on May 2, 2020, for whom an estate has been opened and administered in Probate Case No. 20P857. Pursuant to Affidavits of Heirship filed simultaneously herewith her heirs at law are Reginald Hughes, Sabrina Hughes-Tate, Kevin Hughes, Robin Hughes, Bianca Hughes, and Candace Hughes.

Being the same property conveyed to Vivian J. Hughes, married, by Warranty Deed from Charlotte R. Reed, unmarried, of record in Book 9744, Page 71, in the Register's Office of Davidson County, Tennessee, dated July 24, 1995, and recorded on July 28, 1995 and Affidavit and Indemnity Agreement recorded on January 24, 2007 in Instrument No. 20070124-0009864.

Reginald Hughes and Sabrina Hughes-Tate join in this conveyance as Co-Administrators of the Estate of Vivian Janet Hughes for the express purpose of relinquishing all of the Estate's right, title and interest to said property.

This is improved property located at: **809 Bellevue Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2020.

GRANTOR:

The Estate of Vivian Janet Hughes, Deceased

By: _____
Reginald Hughes, Co-Administrator

By: _____
Sabrina Hughes-Tate, Co-Administrator

_____
Reginald Hughes, Heir-at-Law

_____
Sabrina Hughes-Tate, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reginald Hughes and Sabrina Hughes-Tate, Co-Administrators of The Estate of Vivian Janet Hughes, Reginald Hughes and Sabrina Hughes-Tate, Heirs-at-Law of Vivian Janet Hughes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of November, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

202011100132668

GRANTOR:

Kevin Hughes

Kevin Hughes, Heir-at-Law

STATE OF North Carolina
COUNTY OF Mecklenburg

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

WITNESS my hand and seal at office this 30 day of Oct, 2020.

Willis Eugene Mitchell

Notary Public
My Commission expires: Dec. 04, 2023

Willis Eugene Mitchell
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires December 04, 2023

202011100132668

GRANTOR:

Robin Hughes, Heir-at-Law

STATE OF Missouri
COUNTY OF Jackson

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

WITNESS my hand and seal at office this 3rd day of November 2020.

MARISOL ESCOBEDO
Notary Public – Notary Seal
Jackson County – State of Missouri
Commission Number 17370768
My Commission Expires Jan 26, 2021

Notary Public
My Commission expires: Jan 26, 2021

GRANTOR:

Bianca Hughes, Heir-at-Law

STATE OF New Jersey
COUNTY OF Hudson

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

WITNESS my hand and seal at office this 02 day of NOV., 2020.

TABITHA ISAAC
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/29/2025

Notary Public
My Commission expires:

202011100132668

GRANTOR:

Candace Hughes

Candace Hughes, Heir-at-Law

STATE OF New Jersey
COUNTY OF Hudson

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

WITNESS my hand and seal at office this 02 day of NOV, 2020.

TABITHA ISAAC
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/29/2025

Notary P
My Com

202011100132668

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

