Karen Johnson Davidson County
Batch# 542107 DEEDWARR
12/23/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20201223-0153227

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

When recorded, return to:
Momentum Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
File #: 9-9162-TH

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
KRYSTIN N. LARSEN AND BRYAN J. LARSEN 315 Melissa Drive Goodlettsville, Tennessee 37072	Simmons Bank 4220 N Rodney Parham Rd Suite 300 Little Rock, AR 72212	034-09-0-054.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD RAY HUGHES, EXECUTOR OF THE ESTATE OF GARY LYNN HUGHES,** has this day bargained and sold, and does hereby transfer and convey unto **KRYSTIN N. LARSEN AND BRYAN J. LARSEN, as joint tenants with right of survivorship,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled the Plan of Gateway, Section 1, of record in Plat Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GARY L. HUGHES AND WIFE, LINDA G. HUGHES, by deed from RANDI C. WALLACE, of record in Book 9594, page 543, dated February 6, 1995, said Register's Office. Being further conveyed to GARY L. HUGHES, by quitclaim deed from LINDA G. HUGHES, of record in Book 11278, page, 588, dated December 17, 1998, said Register's Office. The said Gary L. Hughes having since died testate on or about June 21, 2020, Pursuant to the terms of his will of record in Docket No. 20P1421, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$160,000.00**.
Subscribed and sworn to before me
this 22nd day of December, 2020.
My Commission Expires: 11-6-2024

Affiant

Notary Public

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is improved property located at 315 Melissa Drive, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 22 day of December, 2020.

RONALD RAY HUGHES
Executor of the Estate of Gary Lynn Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **RONALD RAY HUGHES, Executor of the Estate of Gary Lynn Hughes,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as Executor of the Estate of Gary Lynn Hughes.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of December, 2020.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/02/2024

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

