WARRANTY DEED

Karen Johnson Davidson County
Batch# 630680 DEEDWARR
05/06/2021 12:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210506-0061081

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2021.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brett J. Hughes	CrossCountry Mortgage, LLC	Parcel ID: 071 12 0 138.00
(NAME)	(NAME)	
809 Chickasaw Avenue	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stacia M. West, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brett J. Hughes,** a married man hereinafter called the Grantees, 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. 17 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacia M. West, a single woman, by Warranty Deed from Kyle Campey and Leslie Morgan Campey, Husband and Wife, and John F. Brooke, an Unmarried Man, of record in Instrument No. 20160706-0069129, in the Register's Office of Davidson County, Tennessee, dated July 05, 2016 and recorded on July 06, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 809 Chickasaw Avenue, Nashville, TN 37207

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. 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 our hands this 29 day of April, 2021

Stacia M. West

STATE OF Pennsylvania

COUNTY OF Delaware

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Stacia M. West, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~4th~~ 29th day of ~~May~~ April, 2021.

Gerald J. Morrison

Notary Public

My Commission Expires: 5/2/2022

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Gerald J. Morrison, Notary Public
Delaware County
My commission expires May 2, 2022
Commission number 1115989
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY