This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11601-AP

Karen Johnson Davidson County
Batch# 637628 DEEDWARR
05/17/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210517-0066062

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Subscribed and sworn to before me, this the 13th day of May, 2021.

Notary Public
My Commission Expires: 3/8/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sherry R. Hughbanks 7455 Sawyer Brown Rd. Nashville, TN 37209	SAME	114-00-0-220.00

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, **Michael Wayne Gentry** unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sherry R, Hughbanks, an unmarried woman**, 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 the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Sawyer Brown Road 640 feet north of Highway 70N (Charlotte Pike); thence in a westerly direction 687.4 feet north 85 degrees 30 minutes east to the easterly margin of the H. O. Hulan property; thence south 4 degrees 19 minutes west 101.2 feet to an iron pin; thence in an easterly direction 671.7 feet south 85 degrees 30 minutes west to the westerly margin of said Sawyer Brown Road; thence 100 feet north 4 degrees 30 minutes west along the easterly margin of said Sawyer Brown Road to the point of beginning.

Being the same property conveyed to Shirley Hemmer Gentry and husband, Walter Gentry, as joint tenants by the entireties with right of survivorship, by Quitclaim Deed from Shirley Hemmer Gentry, of record in Instrument No. 20130227-0019344, Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on February 27, 2013.

Said Shirley Hemmer Gentry became deceased on March 31, 2013, vesting Walter Gentry as surviving tenant. Said Walter Gentry became deceased on November 20, 2015, leaving Last Will and Testament filed for Probate in Docket No. 15P2031, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Michael Wayne Gentry was named devisee and Executor. Affidavit of Heirship in Instrument No. 20160310-0022973 in said register's office.

Being also known as 7455 Sawyer Brown Road, Nashville, Tennessee 37209.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **7455 Sawyer Brown Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 13th day of May, 2021.

GRANTOR:

Michael Wayne Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Wayne Gentry, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-24

202105170066062

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

