Karen Johnson Davidson County
Batch# 642501 **DEEDWARR**
05/24/2021 09:02:03 AM 2 pgs
Fees: $13.00 Taxes: $709.66

20210524-0069780

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 191,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Infusion Properties, LLC	New Owner	14814014700
(NAME) PO Box 23096	(NAME)	
(ADDRESS) Nashville, TN 37202	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KARL D. WARDEN, ADMINISTRATOR OF THE ESTATE OF PHOEBE INEZ HUGHES, A/K/A PHOEBE BROWNE HUGHES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

INFUSION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 the Fifth Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Haywood Forest Subdivision, as of record in Book 5050, Page 50, and revised in Book 5220, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phoebe Bowne Hughes, unmarried by Deed dated March 11, 1987 from William B. Gambill, Jr. and wife, Jennifer R. Gambill, recorded March 11, 1987, in Book 7167, Page 843, in the Official Records of Davidson County, Tennessee. The said Phoebe Browne Hughes a/k/a Phoebe Inez Hughes having since died. Vesting property to her Estate. The said Karl Warden being assigned as the Administrator, The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 20P1363.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3925 Bradley Court, Nashville, TN 37013

LT&E File #18020

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 my/our hand(s) this 21st day of May, 2021

The Estate of Phoebe Inez Hughes, a/k/a Phoebe Browne Hughes

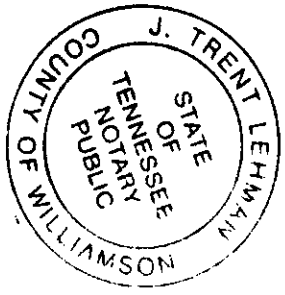
By: _____
Karl D. Warden, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2021, before me personally appeared Karl D. Warden, Administrator of The Estate of Phoebe Inez Hughes, a/k/a Phoebe Browne Hughes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2021.

_____
Notary Signature
My commission expires: 11/14/21



LT&E File #18020