WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: _
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 648115 DEEDWARR
06/02/2021 12:30:43 PM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210602-0073935

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-666

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacey Hughes and Stefan Richard Hughes	NEW OWNER	131 06 0C 073.00
(NAME) 62 Ravenwood Hills Circle	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael D. Caver and wife, Ann K. Caver** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Stacey Hughes and Stefan Richard Hughes, wife and husband** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Burton Hills Village of Ravenwood, Tract 20, of record in Book 6900, Page 55, Amended in Book 6900, Page 363, Book 7451, Page 43 and Instrument No. 20050113-0005036, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael D. Caver and wife, Ann K. Caver, as tenants by the entirety, by Quitclaim Deed from Ann Kisker Caver (a/k/a Ann K. Caver), Trustee of the Ann Kisker Caver Declaration of Trust dated October 3, 1988, of record in Instrument No. 20160311-0023590, in the Register's Office of Davidson County, Tennessee, dated March 11, 2016 and recorded on March 11, 2016.

Being the same property conveyed to Ann Kisker Caver, Trustee of the Ann Kisker Caver Declaration of Trust dated October 3, 1988, by Warranty Deed from Jeffrey C. Lynch, a single person, of record in Instrument No. 20050119-0006771, in the Register's Office of Davidson County, Tennessee, dated January 18, 2005 and recorded on January 19, 2005.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 62 Ravenwood Hills Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 28th day of May, 2021.

GRANTOR:

Michael D. Caver

Ann K. Caver

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michael D. Caver and Ann K. Caver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28 day of May, 2021.

Notary Public

My Commission Expires: 3·17·24

