Karen Johnson Davidson County
Batch# 661557 DEEDWARR
06/22/2021 10:57:05 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210622-0083952

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Justin D. Hughes Celia Ruth Roberts Hughes 3857 Knight Dr. Whites Creek TN 37189	First Horizon Bank PO Box 7171 Little Rock, AR 72223	040-00-0-167.00

THIS INDENTURE, made this 18th day of June, 2021 between

Antoinette Regnier Welch, aka Antoinette Welch, unmarried

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Justin D. Hughes and Celia Ruth Roberts Hughes, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of the property of the Johnson's One-Lot Subdivision, Knight Road, as shown on plat of record in Book 6200, Page 872, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Antoinette Welch by Quitclaim Deed dated 5/1/2020 from Jason Michael Welch of record in Instrument No. 20200806-0087514, and Antoinette Regnier Welch and husband, Jason Michael Welch by Warranty Deed dated 7/18/2006 and recorded 7/20/2006 from Roy L. Davis and wife, Glenda Davis of record in Instrument No. 20060720-0087541, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3857 Knight Dr., Whites Creek TN 37189.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Antoinette Regnier Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Antoinette Regnier Welch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of June, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $365,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of June, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023