Karen Johnson Davidson County
Batch# 671030 DEEDWARR
07/06/2021 10:01:49 AM 2 pgs
Fees: $13.00 Taxes: $915.75

20210706-0090526

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$247,501.00** (Two Hundred Forty Seven Thousand Five Hundred One).

AFFIANT

Subscribed to and sworn before me this 2nd day of July, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
TOO MUCH Partnership 1222 17th Avenue South Nashville, TN 37212	**SAME AS NEW OWNER**	05208015300

WARRANTY DEED

FOR AND IN 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, I/WE, **W. GENE HUGHES, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TOO MUCH PARTNERSHIP, a Tennessee General Partnership, comprised of John C. Rosselot, Partner and Kelley L. Davison, Managing Partner,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 50 on the Plan of Meadow Bend Subdivision, Section Three, of record in Plat Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank A. Coulter, Jr. and W. Gene Hughes, both married, as tenants in common, by deed from W. Gene Hughes and Frank Coulter, sole partners in C & H Construction Company, of record in Book 9998, page 32 dated March 25, 1996 and recorded on April 1, 1996, Register's Office for Davidson County, Tennessee.

And further conveyed to W. Gene Hughes, married, by deed from Frank A. Coulter, Jr., married, of record in Instrument No. 20210528-0072343, dated May 26, 2021 and recorded May 28, 2021, Register's Office for Davidson County, Tennessee.

Ruth Hughes, spouse of W. Gene Hughes, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Being also known as 1140 & 1142 Sioux Terrace, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1140 & 1142 SIOUX TERRACE** **MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 d..f.. d th.. title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS, this 2nd day of July, 2021

W. Gene Hughes

Ruth Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of July, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **W. Gene Hughes and Ruth Hughes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of July, 2021.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024