WARRANTY DEED

Karen Johnson Davidson County
Batch# 682022 **DEEDWARR**
07/23/2021 09 08:47 AM 2 pgs
Fees: $13.00 Taxes: $669.70

20210723-0098977

State of Tennessee
County of Coffee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 6-15-2024

(AFFIX SEAL)

RICHARD W. GABRIEL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth K. Huddleston, Jr.	32 Cambridge Lane	108-07-0-A-002.00
(NAME)	(NAME)	
32 Cambridge Lane		
(ADDRESS)	(ADDRESS)	
Manchester TN 37355	Manchester, Tn 37355	
(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, I, **Judy F. Mitchell, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth K. Huddleston, Jr. and wife, Nancy T. Huddleston** 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 Davidson County, Tennessee, being Lot No. 41, Unit No. 2 in a Horizontal Property Regime, as shown on the condominium site plan of Phase I of Section One and Two, Patio Villa, as of record in Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Judy F. Mitchell, married, by Warranty Deed from James T. Weathers Jr., Christopher Edward Weathers, Barry E. Weathers, Melissa Tull and Allison Willingham, dated January 30, 2008, of record in Instrument No. 20080206-0012541, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 903 Patio Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 5200, page 458; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master

Deed establishing a Horizontal Property Regime of Patio Villa, of record in Book 5970, page 829; Book 6014, page 978 and Book 6406, page 799; Order of taking in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8463, page 421, Register's Office for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this 20th day of July, 2021.

Judy F. Mitchell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Judy F. Mitchell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of July, 2021.

Notary Public
My Commission Expires: _____

File No.: 34636

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022