THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21063504**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2021. Notary Public My Commission Expires: 9-6-22



Karen Johnson Davidson County
Batch# 683826 DEEDWARR
07/27/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210727-0100288

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua M. Hughes 2000 Strombury Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-08-0A-045.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin McLaughlin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua M. Hughes, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 458, as shown on the map entitled Final P.U.D. Plan, Planned Unit Development, Phase III-A, Camden Woods, of record in Plat Book 7900, page 571 and as amended in Book 9475, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KRISTIN MCLAUGHLIN, by deed from AARON JEFFREY SHEARER AND KAHLEY SHEARER, HUSBAND AND WIFE, of record in Instrument No. 20190418-0035665 , dated April 12, 2019 , said Register's Office.

Garrett Lane McLaughlin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 086-08-0A-045.00-CO.

Matters shown on the Plan of record in Plat Book 7900, page 571, revised in Book 9475, page 440, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7620, page 561, amended in Book 7657, page 580, Book 7675, page 926, Instrument No. 20080924-0096976, Instrument No. 201209040079787 and Instrument No. 20120904-0079788 and supplemented in Book 9036, page 329, said Register's Office.

By-Laws of record in Book 7620, page 583, said Register's Office.

This is improved property located at 2000 Strombury Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2021.

Kristin McLaughlin

Garrett Lane McLaughlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin McLaughlin and Garrett Lane McLaughlin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2021.

Notary Public



My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 7/22/21.

Affiant Signature

7/22/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY