WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13073-mc

Prepared By:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
File No: 01-MEM21-05811

Karen Johnson Davidson County
Batch# 702123 DEEDWARR
08/20/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210820-0113031

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Brian Allen Hughlett, an unmarried person** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Clara Broome and Maurice Broome, wife and husband** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13A on the Plan of Justin Towne, section II, as resubdivision of Lots 13 through 26 of record in Book 5200, Page 588, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly right of way of Justin Towne Court said point being the Northeast corner of the Easterly half of Lot No.13; thence leaving said right of way South 5 degrees 50 minutes 00 seconds West 200.79 feet to a point; thence North 84 degrees 44 minutes 57 seconds West 30 feet to a point; thence North 5 degrees 41 minutes 32 seconds East 102.10 feet to a point; thence North 5 degrees 56 minutes 54 seconds East 48.02 feet to a point; thence North 6 degrees 00 minutes 21 seconds East 50.98 feet to a point in the Southerly right of way; thence with said right of way South 84 degrees 10 minutes 00 seconds East 30 feet to the point of beginning and containing 6,055 feet, more or less.

Derivation Clause: Being the same property conveyed to Grantor herein by way of warranty deed of record at Instrument No. 210190404-0030900 in the Register's Office of Davidson County, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision restrictions, building lines, and easements of record in Plat Book 5200 Page 588 and Plat Book 5200 Page 459; Restrictions of record in Book 6069 Page 33.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 19th day of August, 2021.

(Signature on following page)

Brian Allen Hughlett

Brian Allen Hughlett

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, Brian Allen Hughlett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public

My Commission Expires: _____

(SEAL)

ANDREA HOOD-CARR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-07-2024

Owner Name and Address:
Clara Broome and Maurice Broome
3133 Justin Towne Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Property Address:
3133 Justin Towne Court
Antioch, TN 37013

Tax Parcel ID No.:
150-08-0-127.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kirsten Void

Affiant

Subscribed and sworn to before me this 19th day of August, 2021.

Bria Sawyers

Notary Public

My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Return To:

Midtown Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203

Certificate of Authenticity

I, Kirsten Viren, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 19, 2021.

Kirsten Viren
Affiant Signature

August 19, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2021.

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

