Karen Johnson Davidson County
Batch# 703821 DEEDWARR
08/24/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210824-0114403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

SANDRA L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Fraley McHugh	Rita Fraley McHugh (NAME)	
2316 Knowles Ave (ADDRESS)	2307 Laurel Oaks Drive (ADDRESS)	105-14-0C-061.00-CO
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Maysville, KY 41056 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Clinton D. Langston a/k/a Clint Langston, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rita Fraley McHugh, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2316 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq as amended, as established by Declaration of Covenants, Conditions and Restrictions record in Instrument No. 20070604-0065994, and First Supplementary in Instrument 20070614-0071575,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. Reference is hereby made to the Plan of The Park of Melrose Townhomes shown on Exhibit C to the Declaration of Covenants in Instrument 200706040065994, for a more compete identification and description of said units.

Being the same property conveyed to Clinton D. Langston a/k/a Clint Langston and Douglas E. Langston, tenants in common with right of survivorship, by Deed from Joshua W. Meadows and wife, Allison G. Meadows of record at Instrument No. 20100519-0038596, Register's Office for Davidson County, Tennessee, dated May 13, 2010 and recorded on May 19, 2010.

Being the same property conveyed to Clinton D Langston a/k/a Clint Langston, unmarried by Quit Claim deed from Clinton D Langston a/k/a Clint Langston, unmarried and Douglas E Langston, married of record in Instrument No. 20130402-0032008 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on April 2, 2013.

Clinton D Langston is the same person as Clint Langston.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2316 Knowles Ave, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 20th day of August, 2021.

WARRANTY DEED

(Continued)

Clinton D. Langston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clinton D. Langston a/k/a Clint Langston, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2021.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 true and exact copy of the original document executed and authenticated according to law on 20TH day of AUGUST, 2021.

Date: 8-24-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 24TH day of AUGUST, 2021.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY