

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$492,000.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of August, 2021.

Notary Public

My commission expires: 5-3-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOHN DECKER HUGHES	New Owner	186-04-OA-362.00 CO
512 Wilcox Court		Karen Johnson Davidson County Batch# 709026 DEEDWARR 09/02/2021 09:05:30 AM 3 pgs Fees: $18.00 Taxes: $1,820.40 20210902-0118311
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MELODIE JEAN MILLS, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN DECKER HUGHES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 362, as shown on the map entitled Burkitt Place, Phase 2K, Section 2, "Cluster Lot Subdivision", of record as Instrument No. 20140609-0049811, 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 MELODIE JEAN MILLS, A SINGLE WOMAN, by deed from JOHNATHAN R. VAUGHN AND DENISE S. VAUGHN, HUSBAND AND WIFE, of record as Instrument No. 20200522-0053558, dated May 19, 2020, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 512 Wilcox Court, Nolensville, TN 37135.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 27th day of August, 2021

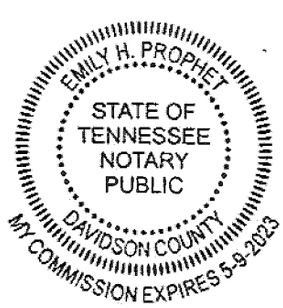
Melodie Jean Mills
MELODIE JEAN MILLS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MELODIE JEAN MILLS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

E Prophet
NOTARY PUBLIC
My Commission Expires: 5-9-2023



I, Emily Prophet, 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 8-31-21 (date of document).

Affiant Signature

8-31-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of August 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025