THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21083687

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $426,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 712522 DEEDWARR
09/10/2021 08:23:03 AM 2 pgs
Fees: $13.00 Taxes: $1,576.20

20210910-0121126

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Dave and Julia Erwin 87 McCall Street Nashville TN 37211	New Owner	Tax Parcel ID No. 133-04-0-045.00

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, **Stephen P. Hughes and Jennifer K. Hughes, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sean Dave, unmarried, and Julia Erwin, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their 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) 138, as shown on the map entitled Glencoe Acres, Section I, of record in Plat Book 1835, page 137, 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 STEPHEN P. HUGHES and JENNIFER K. HUGHES, HUSBAND AND WIFE, by deed from NATHAN MAGALLAN, of record in Instrument No. 20180321-0026874 , dated March 20, 2018 , said Register's Office.

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. 133-04-0-045.00.

Matters shown on the Plan of record in Plat Book 1835, pages 137 and 138, said Register's Office.

This is improved property located at 87 McCall Street Nashville TN 37211

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 8th day of September, 2021.

Stephen P. Hughes

Jennifer K. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen P. Hughes and Jennifer K. Hughes, 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 8th day of September, 2021.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____