(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 717482 **DEEDWARR**
09/16/2021 10:09:19 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63

20210916-0124391

MJ-BR-21-2104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer M. Falco	Broker Solutions Inc dba New American Funding	
(NAME)	(NAME)	**072-08-0-079.00**
2104 Geneiva Drive	P.O. Box 650076	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75265-0076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERENCE HUGHES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER M. FALCO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 13 on the Plan of Geneiva Heights of record in Plat Book 2083, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 54 feet on the Southerly margin of Geneiva Drive, and extends back 159.35 feet on the Westerly side and 203.7 feet on the Easterly side to a line in the rear on which it measures 105 feet.

Being the same property conveyed to Terence Hughes, an unmarried man by Warranty deed from Red Shoes Investments, LLC, a Maryland limited liability company of record in Instrument No. 20191210-0127367 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 65, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 2245, Page 549, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2104 Geneiva Drive, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15 DAY OF SEPTEMBER, 2021.

Terence Hughes by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERENCE HUGHES, and who acknowledged he/she/they executed the same as the free act and deed of the said TERENCE HUGHES.

Witness my hand and official seal, this the 15th of September, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212