WARRANTY DEED

Karen Johnson Davidson County
Batch# 752401 DEEDWARR
11/10/2021 09:38:34 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20211110-0150039

Y-TCH-21-2435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marolyn Hundley and Charles Hundley	**New Owner**	
(NAME)	(NAME)	**173-09-0A-621.00-CO**
3400 Applewood Circle		
(ADDRESS)	(ADDRESS)	
Fort Smith, AR 72903		
(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, **JACLYN HUGHES, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAROLYN HUNDLEY AND CHARLES HUNDLEY, WIFE AND HUSBAND,** 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. 741 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details of said lots.

Being the same property conveyed to Jaclyn Hughes by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20150814-0081964 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on August 14, 2015.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104608, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument Number 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021226-0158458; Instrument No. 20031212-0178492, Instrument No.20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20050119-0006853; Instrument No. 20060321-0032383; Instrument No. 20060612-0069716; Instrument No. 20060622074677; instrument No. 20070830-0104306; Instrument No. 20070103-0001284; Instrument No. 20060622-0074677; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20021226-0158459; Instrument No. 200803260030439, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Neighborhood Association Inc. of record in Instrument Number 20010412-0045831, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the aforesaid Register's Office.
- Stormwater Detention Agreement of record in Instrument Number 20020628-0078164, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20150817-0082475 and Instrument No. 20150817-0082476, 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: **2435 Alteras Drive, Nashville, Tennessee 37211**.

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 29th DAY OF OCTOBER, 2021.

Jaclyn Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACLYN HUGHES, the within named bargainor, 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 29th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206