THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139136** Karen Johnson Davidson County Batch# 806382 **DEEDWARR** 02/15/2022 02:51:52 PM 2 pgs Fees: $13.00 Taxes: $1,480.00 20220215-0017602	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 11th day of February, 2022. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: Reagan Hughes and Kayce Reagan Hughes 3626 West End Avenue Unit 105 Nashville TN 37205	Send Tax Bills To: American Pacific Mortgage 555 Menlo Drive, Suite A Rocklin, CA 95765	Tax Information: Tax Parcel ID No. 104-09-0H-005.00 CO

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, **Maureen McTernan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reagan Hughes and Kayce Reagan Hughes, as joint tenants with rights of survivorship**, ("Grantee"), her 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 known as Unit E-105 together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, as amended in Book 8708, page 501, Book 10562, Page 344, Book 11545, page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit " B " to the aforementioned Master Deed.

Being the same property conveyed to MAUREEN MCTERNAN, by deed from GLENNA SUE ORR, of record in Instrument No. 20150603-0051789 , dated June 3, 2015 , said Register's Office.

Said property was never the marital residence of Grantor.

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 2022 and subsequent years for Map-Par. 104-09-0H-005.00-CO.

Master Deed of record in Book 7380, Page 470, as amended in Book 8708, Page 501, Book 11545, Page 870, Instrument Nos. 20000331-0032315, 20000403-0032872 and 20010614-0062797, said Register's Office.

This is improved property located at 3626 West End Avenue Unit 105 Nashville TN 37205

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 11th day of February, 2022.

Maureen McTernan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maureen McTernan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2022.

Notary Public

My Commission Expires: _____

