NEW OWNER:
Austin Hughes

3907 Plantation Dr
Hermitage, TN 37076
SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0043

Map & Parcel No.: 07412011000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 813873 DEEDWARR
03/02/2022 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220302-0023720

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARIA LETICIA FOXALL, a widow, RICKY FOXALL, a married person, and MITTNEE DOUB, a married person,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES HUGHES, a married man, and AUSTIN HUGHES, an unmarried man, joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 554, on the Plan of Hermitage Hills, Section 5, a plat of which is of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 554 fronts 95.0 feet on the southerly margin of Planatation Drive and runs back between lines, measuring 167.2 feet on the westerly side and 161.3 feet on the easterly side to a dead line in the rear on which it measures 52.59 feet.

Being the same property conveyed to MARIA LETICIA FOXALL, by Quitclaim Deed from Ray Foxall, dated December 22, 2021, and of record in Instrument No. 20211230-0171887, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to RICKY FOXALL, a married person, RAY FOXALL, a married person, and MITTNEE DOUB, a married person, by Quitclaim Deed from Odie Ray Foxall and wife, Peggy J. Foxall, dated January 5, 2017, and of record in Instrument No. 20170106-0001827, Register's Office for DAVIDSON County, Tennessee.

Grantors represent and warrant that the property is not now and never has been the marital residence. Therefore, the grantors' spouse(s) have not acquired any interest in the property.

THIS IS IMPROVED PROPERTY more commonly known as **3907 PLANTATION DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to matters shown on the plat of record at Plat Book 3300, Pages 1 and 2, and any restrictions, existing roadways, utility easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of February, 2022.

MARIA LETICIA FOXALL

RICKY FOXALL

MITTNEE DOUB

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARIA LETICIA FOXALL, RICKY FOXALL and MITTNEE DOUB**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of February, 2022.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of February, 2022.

NOTARY PUBLIC

My commission expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on February 17, 2022.

Affiant Signature

2-17-22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 17 day of February, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY