WARRANTY DEED

Karen Johnson Davidson County
Batch# 813883 DEEDWARR
03/02/2022 12:46:11 PM 2 pgs
Fees: $13.00 Taxes: $1,740.85

20220302-0023737

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Hughes	New Owner	01100018100
(NAME)	(NAME)	
2701 Greer Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 considerations, the receipt of which is hereby acknowledged, I/we John W Woodruff, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tony Hughes and Kristin A Hughes, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' radius cul-de-sac, which is at the northwesternmost terminus of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning is also 1,773.43' northwesterly from the northwesterly margin of Greer Road; thence, leaving the center of said cul-de-sac, N 25 degrees 17 minutes 02 seconds E 807.12' to an iron pin; thence, S 88 degrees 00 minutes 00 seconds E 97.14' to an iron pin; thence, S 03 degrees 21 minutes 01 seconds E 610.07' to an iron pin; thence, S 59 degrees 55 minutes 54 seconds W 488.80' to an iron pin in the center of the said 50' Ingress-Egress, Utility and Private Water Line Easement; thence, with the center of said easement, N 22 degrees 30 minutes 50 seconds W 141.71' to the point of beginning containing 5.01 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, Page 432 , Register's Office for Davidson County, Tennessee, and;

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, Page 436, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John W. Woodruff and wife, Ann M. Woodruff by Warranty Deed from Van E. Hamlett, an unmarried person, dated 04/22/1993, of record in Book 10426, Page 231, Register's Office for Davidson County, Tennessee.

The said Ann M. Woodruff died on 08/18/2018, leaving the said John W. Woodruff the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2701 Greer Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 25th day of February, 2022.

John W Woodruff

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W Woodruff, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of February, 2022.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075