Karen Johnson Davidson County
Batch# 829287 DEEDWARR
03/28/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220328-0035100

WARRANTY DEED

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

T-MH-22-1225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(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)
Arles V. Araujo and Mercedes R. Araujo	New Owners	
(NAME)	(NAME)	**172-14-0A-076.00-CO**
1225 Wexford Downs Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MELANIE HALL HUGHEN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARLES V. ARAUJO AND MERCEDES R. ARAUJO, HUSBAND AND WIFE,** 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. 23 on the Plan of Section Two, Wexford Downs, R20 Residential Planned Unit Development of record in Plat Book 9700, Page 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melanie Hall Hughen, unmarried, by Quitclaim Deed from Brandon Clay Hughen, unmarried, of record in Instrument No. 20220309-0026917 Register's Office for Davidson County, Tennessee, dated March 5, 2022 and recorded on March 9, 2022.

Being the same property conveyed to Brandon Clay Hughen Benedict, unmarried, and Melanie Hall Hughen, unmarried, as tenants in Common by Quitclaim deed from Margaret H. Rather and husband, Garnett T. Rather of record in Instrument No. 20160602-0055513 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on June 02, 2016.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the P.U.D. Boundary Plan for Wexford Downs, of record in Plat Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 593 and 594, 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 Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument Number 20000810-0079498, Register's Office for Davidson County, Tennessee.
- Charter for Wexford Downs HOA of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth of record in Book 10529, Page 560 and Instrument Number 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 11201, Page 766 and Book 11444, page 177, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 10937, Page 789 and Book 10937, Page 791, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1225 Wexford Downs Lane, 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 9 DAY OF MARCH, 2022.

Melanie Hall Hughen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE HALL HUGHEN, 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 9th of March, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
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

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 9, 2022**.

Date

Affiant Signature

03/10/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **10th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY