WARRANTY DEED

Karen Johnson Davidson County
Batch# 835987 DEEDWARR
04/07/2022 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20220407-0040374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Amanda Brunner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/26/24
(AFFIX SEAL)

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan James McHugh	New owner	Map: 108160A002700CO
(NAME) 1812 Timber Grove	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($585,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PRECISION HOMES, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRENDAN JAMES MCHUGH, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 27 on the Plan of Final Plat, Timber Ridge of record in Instrument No. 20040113-0005330, 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 part of the same property conveyed to Precision Homes, Inc., by deed from John D. Smith, unmarried, of record in Book 10770, Page 517, re-recorded in Book 11119, Page 817, dated January 23, 1997, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040113-0005330, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20140429-0035813 and Instrument No. 20160916-0097636, in the Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association of record in Instrument No. 20040123-0009124, in the Register's Office for Davidson County, Tennessee; (5) Roadway Easement of record in Book 10725, Page 218, in the Register's Office for Davidson County, Tennessee; (6) Easement for Ingress and Egress to Cemetery of record in Book 10843, Page 681, in the Register's Office for Davidson County, Tennessee; (7) Storm Water Detention Agreement of record in Instrument No. 2000728-0074568, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20040115-0006462, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1812 Timber Grove, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 6th day of April, 2022.

Precision Homes, Inc.

BY: _____
Gilbert L. Smith
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert L. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Precision Homes, Inc., the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of April, 2022.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY