BOX 10-B

Karen Johnson Davidson County
Batch# 845693 **DEEDWARR**
04/26/2022 10:30:20 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220426-0047762

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2022

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH SOLOMON	**CHURCHILL MORTGAGE CORPORATION**	**060-11-0-032.00**
(NAME) **2900 LYNDALE DRIVE**	**1749 MALLORY LANE, SUITE 100**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TROY HUFF, MARRIED, HEATHER HUFF, KAROLYN HUFF, KATHRYN HUFF, AND ZACKARY HUFF,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH SOLOMON, SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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(s) 93, as shown on the map entitled Hillhurst Acres, Section 4, of record as Plat Book 2331, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JACKIE B. HUFF AND WIFE, LURA A. HUFF, by deed from RANDY L. ROBERTS AND WIFE, JANET M. ROBERTS, of record in Book 10779, page 578, dated January 30, 1998, said Register's Office. LURA A. HUFF died on or about January 12, 2016 leaving JACKIE B. HUFF as the surviving tenant by the entirety.

JACKIE B. HUFF died intestate on or about July 24, 2017 leaving TROY HUFF, HEATHER HUFF, KAROLYN HUFF, KATHRYN HUFF, AND ZACKARY HUFF as his only Heirs-at-Law. For further reference see Affidavit of Heirship of record as Instrument No. 20210526-0071201, said Register's Office. Heather Huff was appointed as guardian of the minor children Kathryn Huff and Karolyn Huff of record in Docket No. NF 21-704-IV, Chancery Court for Davidson County, Tennessee, Part IV.

Michelle Myers, wife of Troy Huff, joins in this conveyance to convey any right, title, or interest she may have in said property, whether marital or otherwise.

This is not the principal residence of Heather Huff, Zackary Huff, Kathryn Huff, or Karolyn Huff.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2331, page 136; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2900 LYNDALE DRIVE, NASHVILLE, TN 37207**
(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 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 25th day of April, 2022.

TROY HUFF

KAROLYN HUFF
By: Heather Huff, Guardian

HEATHER HUFF

KATHRYN HUFF
By: Heather Huff, Guardian

ZACKARY HUFF

MICHELLE MYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Huff, Heather Huff, Zackary Huff, and Michelle Myers**, the bargainors, 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 25 day of April, 2022.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Huff, Guardian for Karolyn Huff**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of April, 2022.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Huff, Guardian for Kathryn Huff**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of April, 2022.

My commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON