WARRANTY DEED

Karen Johnson Davidson County
Batch# 852639 DEEDWARR
05/09/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20220509-0052916

File #22-MP-14346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Megan Faulk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2022.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Andrew Wells and Monica D. Wells, Trustees of The Jeffrey Andrew Wells and Monica D. Wells Revocable Living Trust	**New Owner**	
(NAME)	(NAME)	**173-15-0-002.00**
2880 Farragut Lane		
(ADDRESS)	(ADDRESS)	
West Palm Beach, FL 33409-7215		
(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, **WILLIAM R. HUFFMAN AND JANET B. HUFFMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY ANDREW WELLS AND MONICA D. WELLS, TRUSTEES OF THE JEFFREY ANDREW WELLS AND MONICA D. WELLS REVOCABLE LIVING TRUST DATED APRIL 24, 2019** 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:

A certain tract or parcel of land, lying and being in the 31st Councilmanic District and the First Civil District of Nashville, Davidson County, Tennessee, identified as the Baker Tract (Parcel 84) on the Final Plat of Hidden Creek, of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found in the Eastern right-of-way margin of Old Hickory Boulevard West of its intersection with Bending Creek Drive (Plat Book 11700, Page 27, R.O.D.C.) and running then South 81 degrees 43 minutes 16 seconds East 146.98 feet to an iron pin in the line of Martha E. Huffman (Deed Book 6280 Page 799, R.O.D.C.); thence with said line North 04 degrees 15 minutes 19 seconds East 50.82 feet to an iron pin, thence North 08 degrees 50 minutes 58 seconds East 102.77 feet to a point; thence North 85 degrees 33 minutes 23 seconds West 154.14 feet to a point on the Eastern right-of-way margin for Old Hickory Boulevard; thence with said right-of-way margin South 04 degrees 59 minutes 18 seconds West 88.49 feet to a point; thence South 03 degrees 48 seconds 57 seconds West 55.64 feet to an iron pin, the point of beginning, containing 20,737 square feet or .48 acre, more or less.

Being the same property conveyed to E. M. Baker by Deed from C. O. Baker and wife, Lucy B. Baker, of record in Book 596, Page 576, Register's Office for Davidson County, Tennessee, dated January 07, 1920.

Said E.M. Baker died, leaving Last Will and Testament filed for Probate in Minute Book 184, Page 519, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Martha T. Baker is granted a life estate with remainder to Billy Ray Huffman, Randy Huffman, and Rhonda Huffman.

Being the same property conveyed to William R. Huffman and wife, Janet B. Huffman, by Warranty Deed from

William R. Huffman (also known as Billy Ray Huffman), Randolph Alan Huffman (also known as Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman) of record in Instrument No. 20040923-0114751 Register's Office for Davidson County, Tennessee, dated September 21, 2004 and recorded on September 23, 2004.

This conveyance is subject to:
*Taxes for the year 2022, a lien not yet due and payable.
*Plan of record in Plat Book 6050, Page 353 and Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee.
*Easement Agreement of record in Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee.
*Agreement for Dedication of Easement of record in Instrument Number 20070426-0049668, in the Register's Office for Davidson County, Tennessee.
*Stormwater Detention Agreement of record in Instrument Number 20070426-0049628, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **14346 Old Hickory Boulevard, Antioch, TN 37013**.

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 28th day of April, 2022.

William R. Huffman

Janet B. Huffman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2022, before me personally appeared William R. Huffman and Janet B. Huffman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2022.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Megan Paulus,** 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 this the 28th day of April, 2022.

Affiant Signature
Date 04/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

