Karen Johnson Davidson County
Batch# 859706 DEEDWARR
05/20/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20220520-0058903

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0136

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th 4th day of May, 2022

Notary Public

Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert G. Huggins II 1110 Clarke Street Old Hickory, TN 37138	New Owner	044-15-0-378.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

June M. Gammon now known as June M. Copeland, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert G. Huggins, II, 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. 94, Section "B", Village of Old Hickory Subdivision, as shown by plat of record in Plat Book 1424, Page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to June M. Gammon, unmarried, by Warranty Deed from Donald E. Foutch, an unmarried person, dated 9/19/2005 and recorded 9/21/2005 in Instrument No. 20050921-0113455, and as corrected by Instrument of Correction dated 4/11/2007 and recorded 4/17/2007 in Instrument No. 20070417-0045839, Register's Office for Davidson County, Tennessee.

June M. Gammon and June M. Copeland is one and the same.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1110 Clarke Street, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4th JMC
Dated this the ~~10th~~ day of May, 2022.

June M. Copeland
June M. Copeland

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **June M. Copeland** 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.

4th CP
Witness my hand and official seal at Hendersonville, Tennessee this 10th day of May, 2022

Notary Public
My Commission Expires: 8/20/24

(Notary Seal)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 5/4/22 (date of document).

Affiant Signature

5/5/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County