WARRANTY DEED

Karen Johnson Davidson County
Batch# 876245 DEEDWARR
06/23/2022 11:40:38 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220623-0071750

File #22-DM-6504-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Laura Lucel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2022.

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

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)
Hidden Trail Properties, LLC	**SAME**	
(NAME)	(NAME)	**102 04 0 162.00**
4825 Trousdale Drive, Suite 232		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MAUREEN KELLY MCHUGO AND MATTHEW THOMAS ALLISON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** 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. 787 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 787 fronts 75.0 feet along the Southeast side of Cougar Drive and extends back between parallel lines 131.2 feet on the Northeast line and 138.1 feet on the Southwest line to a dead line in the rear, 75.3 feet thereon.

Being the same property conveyed to Maureen Kelly McHugo and Matthew Thomas Allison, wife and husband by Warranty Deed from Monica Pruitt, a married person, of record in Instrument No. 20190503-0041777, Register's Office for Davidson County, Tennessee, dated May 03, 2019 and recorded on May 03, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section 22, as recorded in Plat Book 6700, Page(s) 67-68.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4017, Page 699.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6504 Cougar Drive, Nashville, TN 37209**.

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 22nd day of June, 2022.

Maureen Kelly McHugo

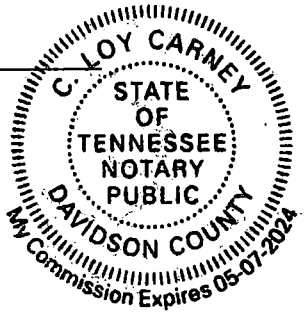
Matthew Thomas Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2022, before me personally appeared Maureen Kelly McHugo and Matthew Thomas Allison, 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 22nd day of June, 2022.

Notary Signature
My commission expires:



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