Karen Johnson Davidson County
Batch# 879172 DEEDWARR
06/28/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,619.60
20220628-0073907

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $708,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Needham	Mortgage Investors Group	128-16-OA-031.00
(NAME)	(NAME)	
7004 Still Spring Hollow Dr.	8320 E. Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael K. Hughes and Elizabeth J. Hughes**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Needham, A married 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. 2 on the Plan of Still Spring Hollow, Section I, Phase I, of record in Book 7900, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 102.26 feet on the broken southwesterly margin Still Spring Hollow Drive, extends back 124.30 feet on the Easterly line and 120.00 on the Westerly Line to a dead line in the rear, measuring 76.53 feet thereon.

Being the same property conveyed to Michael K. Hughes and Elizabeth J. Hughes from Michael K. Hughes and wife, Elizabeth J. Hughes and Jeffrey A. Jungers, by Quitclaim Deed on January 7, 2016, of record in Instrument Number 20160126-0007528, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☒ property known as 20220628-0073907 Hollow Dr. Nashville, TN 37221

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 my/our hands this 21st day of June, 2022.

Michael K. Hughes

Elizabeth J. Hughes

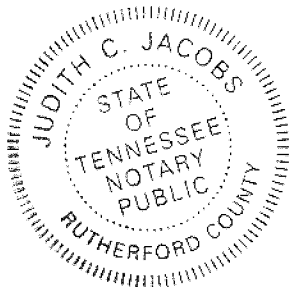
State of Tennessee
County of Davidson

Personally appeared before me Michael K. Hughes and Elizabeth J. Hughes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-10-23

File No.: 202205027



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/24/2022 ____ (date of document).

Affiant Signature

06/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025