Karen Johnson Davidson County
Batch# 879831 DEEDWARR
06/28/2022 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $765.53
20220628-0074699

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $206,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2022.

Notary Public
My commission expires: 3/19/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edward A. Adelman	SWBC Mortgage Corp.	**128130A15900CO**
159 Westfield Dr	117 Seaboard Lane, Ste F-205	
Nashville, TN 37221	Franklin, TN 37067	

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 ACKNOWLEDGE, WE,

Christopher J Hughes, unmarried and Ann Margaret Hughes Holder, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward A. Adelman, 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 Apartment Unit No. 159 of Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed, reference is hereby made to the Plat of Westfield Condominiums set forth in Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said Register's Office, for a more particular description.

Being the same property conveyed unto Bernadine C. Hughes, married, by Warranty Deed from Ralph Edward McDearmon, unmarried, dated May 8, 2003, recorded in Instrument No. 20030513-0064046, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated 7/11/18 of record in Instrument No 20180712-0067464, said Register's Office, Ann Margaret Hughes Holder as Executor of the Estate of Bernadine C. Hughes, conveyed the subject property to Ann Margaret Hughes Holder and Christopher Hughes as tenants in common, dated July 11, 2018.

Ann Margaret Hughes Holder herein makes oath that the within described property is neither her personal residence, nor the personal residence of her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 159 Westfield 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 in 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.

Christopher J. Hughes Date: 6/24/22
Christopher J Hughes

Ann Margaret Hughes Holder Date: 6/24/22
Ann Margaret Hughes Holder

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher J Hughes and Ann Margaret Hughes Holder, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 June 27, 2022

Tori Cole

Affiant Signature

Date: 6/27/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this June 27, 2022

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

