Karen Johnson Davidson County
Batch# 888204 DEEDWARR
07/13/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220713-0080579

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220600179

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
$505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Morlock and Jamie Morlock **71 Jay St.** **Nashville, TN 37210**	Truist Bank 1525 West W.T. Harris Blvd 3rd Floor Charlotte, NC 28277	**119-06-0-180.00**

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, WE,

Brian C. Hughes, as Trustee of the Brian C. Hughes Living Trust dated July 10, 2019

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

Brandon Morlock and Jamie Lundstrom, Husband and Wife

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. 30 on the Map of Sterling Heights, Section Two, as of record in Book 1424, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 80 feet on the south side of Jay Street and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Brian C. Hughes, as Trustee of The Brian C. Hughes Living Trust dated July 10, 2019 by Quitclaim Deed from Brian Hughes, an unmarried individual, dated 7/31/2019 and recorded 8/19/2019 in Instrument No. 20190819-0083023; and being the same property previously conveyed to Brian Hughes, an unmarried individual by Warranty Deed from Darlene Spangler, dated 9/6/2016 and recorded 9/15/2016 in Instrument No. 20160915-0097052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **71 Jay St., Nashville, TN 37210**
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 our hands this 6th day of July, 2022.

Brian C. Hughes, as Trustee of the Brian C. Hughes Living Trust dated July 10, 2019

BY:_____
Brian C. Hughes, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Brian C. Hughes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee of Brian C. Hughes Living Trust dated July 10, 2019 the within named bargainor, and trust, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Brian C. Hughes as such Trustee.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 6th day of July, 2022.

Commission Expires:_____

_____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 July 13, 2022 (date of document).

Affiant Signature

July 13, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of July, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025