Karen Johnson Davidson County
Batch# 893540 DEEDWARR
07/25/2022 02:14:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220725-0084836

This Instrument Prepared By / After Recording Return To:
Lisa W. Gammeltoft, Esq.
KIZER, GAMMELTOFT, & BROWN, PC
110 Cogdill Road
Knoxville, Tennessee 37922
(865) 692-8777

Identification: **146 08 0 041.00**

Source of Grantor's interest in real property herein described in Instrument Number **20170109-0002435** in the Office of the Register of Deeds for Davidson County, Tennessee.

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2022, between:

PATRICK HUGHES and PAULA HUGHES, husband and wife, of Anderson County, Tennessee, Grantors, and

PATRICK J. HUGHES and PAULA J. HUGHES, Trustees of THE HUGHES JOINT REVOCABLE LIVING TRUST dated June 30, 2022, with full power to sell, convey, encumber or mortgage without joinder of beneficiary and without purchaser looking to the application of the proceeds, Grantee.

THE HUGHES JOINT REVOCABLE LIVING TRUST dated June 30, 2022 is a tenants by the entirety trust and the provisions of Tenn. Code Ann. §35-15-510 shall apply to this property and its proceeds.

WITNESSETH: That the said Grantors, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Grantee, the following described premises and land, to-wit:

See Exhibit A Attached Hereto And By This Reference Incorporated Herein

THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE PROPERTY DESCRIPTION CONTAINED IN EXHIBIT A OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED TO THE PREPARER.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Davidson County, Tennessee register's office. Also conveyed are all rights in easements and permissive use agreements of record.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Grantee, its successors and assigns forever.

And the said Grantors for themselves and for their heirs, executors, and administrators, do hereby covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee-simple of the premises and land above conveyed, and have full power, authority and right to convey the same, that said premises and land are free from all encumbrances; except as hereinbefore provided, and that they will forever warrant and defend the said premises and land and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal the day and year first above written.

Patrick Hughes
PATRICK HUGHES

Paula Hughes
PAULA HUGHES

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public, PATRICK HUGHES and wife, PAULA HUGHES, 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.

Witness my hand, at office, this 30th day of ~~June~~, 2022.

LISA W. GAMMON
STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public
My Commission Expires: 8-29-2023

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated §67-4-409(a)(3)(F), and no oath of value shall be required.

Patrick J. Hughes
PATRICK J. HUGHES, Trustee

Sworn to and subscribed before me this 30th day of June, 2022.

LISA W. GAMMELTOFT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public

My Commission Expires: 8-29-2023

Name and address of property owner responsible for payment of taxes:

Patrick J. Hughes & Paula J. Hughes, Trustees
69 Rolling Links Blvd.
Oak Ridge, TN 37830

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 575 on the Plan of Section XIV, Caldwell Hall, of record in Book 3300, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Patrick Hughes and Paula Hughes, husband and wife, by Warranty Deed from H.H. Sherrod, said Warranty Deed being dated January 6, 2017, and of record in Instrument No. 20170109-0002435, in the Register's Office for Davidson County, Tennessee.