THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220842214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $449,999.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2022.

Notary Public
My Commission Expires: _____

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 912402 **DEEDWARR**
09/02/2022 01:32:55 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20220902-0099370

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Hughes 609 Pierpoint Drive Nashville TN 37207	New Owner	Tax Parcel ID: 070 04 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe A. Spicer, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor D. Hughes and Patricia McGuire-Hughes, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Haynes Heights Section II of record in Plat Book 2331, Pages 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Joe A. Spicer, a married person, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of The United States of America of record in Instrument No. 20131231-0131015, in the Register's Office of Davidson County, Tennessee, dated December 20, 2013 and recorded on December 31, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haynes Heights Section II, as recorded in Plat Book 2331, Page(s) 58 & 59.

This is improved property located at 609 Pierpoint Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-CB-22-609

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2022.

Joe A. Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe A. Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026