This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-19466-TC

Karen Johnson Davidson County
Batch# 944136 DEEDWARR
11/22/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,288.45
20221122-0123739

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $618,500.00.

Kristen Lynn Sykes
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristen Lynn Sykes and Matthew Dean Sykes 2161 Kirkwall Drive Nolensville, TN 37135	Bond Mortgage, LLC 1111 North Maple Street Murfreesboro, TN 37130	187 09 0A 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John R. Hughes, Jr. and wife, Kathy A. Hughes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristen Lynn Sykes and Matthew Dean Sykes, wife and husband**, 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. 193, as shown on the plan of Phase One, Section One, Burkitt Village, SP Subdivision, of record as Instrument No. 20130719-0075067 as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20130805-0081861, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Hughes, Jr. and wife, Kathy A. Hughes, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140815-0074098, in the Register's Office of Davidson County, Tennessee, dated August 14, 2014 and recorded on August 15, 2014.

This is improved property located at: **2161 Kirkwall Drive, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2022.

GRANTOR:

John R. Hughes, Jr.

Kathy A. Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Hughes, Jr. and Kathy A. Hughes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2022.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 November 22, 2022.

Affiant Signature

Date: 11/22/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 22, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM