Karen Johnson Davidson County
Batch# 952209 DEEDWARR
12/15/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20221215-0130095

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

G-VRES-22-01701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
1701 Villa Place, LLC	Same as owner	
(NAME) **1701 Villa Place**	(NAME)	
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY G. HUFF, EXECUTOR OF THE ESTATE OF ROBERT B. HUFF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1701 VILLA PLACE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Map of the Subdivision of Lot No. 53 of the O. B. Hayes Plan, of record in Book 21, page 87, Register' s Office for said County, described as follows:

Beginning at a point in the Westerly margin of Villa Place, the Southeast corner of Lot No. 53 of said plan; thence Northerly 60 feet to a point; thence Westerly 150 feet to the Easterly line of an alley, thence with the line of the same Southerly parallel to the Westerly line of Villa Plane 60 feet; thence Eastwardly, along the Southerly line of Lot No. 53, 150 feet to the point of beginning.

Being the same property conveyed to Robert B Huff and wife, Thelma Huff by deed from Pearl S. Williams and husband, Emmet Williams of record in Book 2448, page 208, Register's Office for Davidson County, Tennessee, dated September 01, 1955 and recorded on September 02, 1955.
Mary Thelma Huff having died December 9, 1995 vesting Robert B Huff as surviving tenant.
Said Robert B Huff died on February 28, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P686 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Barry G Huff is named Executor of the Estate of Robert B Huff, deceased.

Barry G. Huff and Gwethalyn R. Huff join in the execution of this Warranty Deed individually to convey any and all interest they may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Easement Agreement for driveway encroachment of record in Instrument No. 20221123-0124108, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 Villa Place, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF DECEMBER, 2022.

The Estate of Robert B. Huff

BY: _____
Barry G. Huff
Executor

BY: _____
Gwethalyn R. Huff

BY: _____
Barry G. Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARRY G. HUFF, EXECUTOR of the ~~THE ESTATE~~ OF ROBERT B. HUFF, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry G. Huff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwethalyn R. Huff, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 15, 2022.

Signature
Date: December 15, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of December, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025