Karen Johnson Davidson County
Batch# 953556 DEEDWARR
12/20/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20221220-0131555

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2022.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-495

Address of New Owner:	Send Tax Bills to:	Tax Information:
Byron L. Pugh	Caliber Home Loans Inc.	
3205 Leawood Drive	1525 S. Belt Line Rd.	080 12 0 101.00
Nashville, TN, 37218	Coppell, TX 75019	

WARRANTY DEED

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

Washington L. Pugh and Annie L. Pugh, joint tenants with right of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Byron L. Pugh, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot #38 fronts 58 feet on the easterly side of Leawood Drive and runs back between parallel lines 125 feet to a dead line in the rear measuring 58 feet thereon.

Being the same property conveyed to Washington L. Pugh and Annie L. Pugh, joint tenants with right of survivorship by Warranty Deed from Hubert G. Holmes, Sr. and wife, Reba M. Holmes of record in Book 6125, Page 505, Register's Office for Davidson, Tennessee, dated August 10, 1983 and recorded on August 30, 1983. The said Washington L. Pugh was appointed Co-Conservator for Annie L. Pugh and was issued Letters of Conservatorship on Docket No. 21P1139 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3205 Leawood Drive, Nashville, TN 37218.**

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

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 19th day of December, 2022.

Washington L. Pugh

Washington L. Pugh

Washington L. Pugh

Washington L. Pugh as Co-Conservator for Annie L. Pugh

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Washington L. Pugh, 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 at Tempe, Arizona, this 19th day of December, 2022.

ANGELA BEHRENDT
Notary Public - Arizona
Maricopa County
Commission # 620018
My Comm. Expires Feb 23, 2026

Notary Public
My Commission Expires: 2-23-2026

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Washington L. Pugh, on behalf of Annie L. Pugh, as Co-Conservator, 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 at Tempe, Arizona, this 19th day of December, 2022.

Notary Public
My Commission Expires: 2-23-2026

ANGELA BEHRENDT
Notary Public - Arizona
Maricopa County
Commission # 620018
My Comm. Expires Feb 23, 2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/19/2022.

D. Shayne Adair

12/20/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 20 day of December 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026