Karen Johnson Davidson County
Batch# 963154 DEEDWARR
01/20/2023 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,853.03
20230120-0004793

37484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,820.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

JM-TO-23-902

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)
Andrew Barron and Roxana Barron	**Luminate Home Loans, Inc.**	
(NAME) **902 Tulip Grove Rd**	(NAME) **2523 S. Wayzata Blvd., Ste. 200**	**075-00-0-118-00**
(ADDRESS) **Hermitage, TN 37076-1732**	(ADDRESS) **Minneapolis, MN 55405**	
(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, **JENNIFER S. GAYTAN AND MICHAEL DWAYNE PUGH, JR. AS SUCCESSOR INCAPACITY TRUSTEES OF THE PUGH LIVING TRUST, DATED JANUARY 26, 2000 AND MICHAEL D. PUGH AND KATHRYNE H. PUGH, INDIVIDUALLY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROXANA DELAIRE BARRON AND HUSBAND ANDREW MICHAEL BARRON,** 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:

Being certain real estate in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the unrecorded Plat of Ronald L. Bargatze and L.W. Neal, and being located on the westerly side of Tulip Grove Road in the Fourth Civil District of Davidson County, Tennessee.

SAID Lot No. 7 begins at a point on the westerly right of way line of Tulip Grove Road, which point is N. 20 degrees 55' 11" E. 140 feet along said right of way line from an iron pin at the southwest corner of Lot 6 on said unrecorded Plat and the northwest corner of the Julian G. Morgan property; thence N. 62 degrees 18' 53" W. 1,032.67 feet to an iron pin; thence N. 26 degrees 08' 48" E. 230 feet to an iron pin; thence S. 58 degrees 19' 51" 1,022.47 feet to an iron pin on the westerly right of way of Tulip Grove Road; thence with said right of way 520 degrees 55' 11" W. 160 feet to the point of beginning.

Being the same property conveyed to Michael Dewayne Pugh and wife, Cathryne Highers Pugh by deed dated November 1, 1974 from Ronald L. Bargatze and wife, Malinda F. Bargatze, and Doug C. Jones and wife, Mary Lucille Jones of record in Book 4866, page 688, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 26, 2000 of record in Instrument No. 20000131-0009586, Register's Office for Davidson County, Tennessee, Michael D. Pugh, being one and the same as Michael D. Pugh, Sr., and Kathryne H. Pugh conveyed subject property to Michael D. Pugh, Sr. and Kathryne H. Pugh, Trustees, or their successors in trust, under the revocable Pugh Living Trust, dated January 26, 2000, and any amendments thereto. Kathryne H. Pugh and Cathryne Highers Pugh being one and the same person. Jennifer S. Gaytan having since been appointed as Conservator for Michael D. Pugh by order of the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 22P927, and as Conservator for Kathryne H. Pugh by order of the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 22P927. See Order Approving Sale of Real Estate and Personal Property filed November 11, 2022 under said docket numbers.

INCLUDED BUT EXCLUDED the following described tract of land conveyed to Kenneth F. Hudgens and wife, Mary Ruth Hudgens of record in Book 7364, Page 986, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the Michael Dewayne Pugh property as of record in Deed Book 4866, Page 688, said Register's Office, and

being more particularly described by metes and bounds as follows:

Beginning at a point situated in the west margin of Tulip Grove Road, said point being the common front corner of the Kenneth F. Hudgens property of record in Deed Book 5036, page 416, R.O.D.C., Tennessee and the aforementioned Pugh property; Thence along said West margin of Tulip Grove Road, North 20 degrees 55' 11" East, a distance of 19.18 feet to an iron rod; Thence North 68 degrees 35' 26" West, a distance of 174.23 feet to a point situated in the common line of the aforementioned properties; Thence, South 62 degrees 18' 53" East, a distance of 175.45 feet to the point of beginning and containing 0.038 acres of land more or less.

The said Jennifer Elizabeth Pugh Stephens referenced in the court filings aforementioned and Jennifer S. Gaytan make reference to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Easement to First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District) of record in Book 8843, Page 153, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10283, Page 228 and Book 11098, page 297, in the Register's Office for Davidson County, Tennessee.
- Metro Letters regarding sewage soil absorption system of record in Book 5030, Page 97 and Book 5122, page 951, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Tulip Grove Rd, Hermitage, Tennessee 37076-1732**.

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 19th DAY OF JANUARY, 2023.

Kathryne H. Pugh

BY: _____, as Conservator
Jennifer S. Gaytan
Conservator

Michael D. Pugh

BY: _____, as Conservator
Jennifer S. Gaytan
Conservator

Pugh Living Trust, dated January 26, 2000

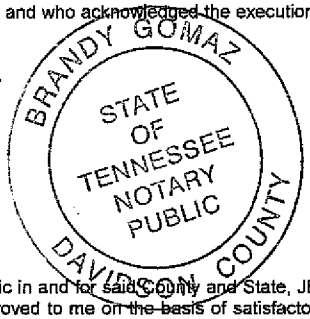
BY: _____, as Trustee
Jennifer S. Gaytan
Successor Incapacity Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER S. GAYTAN, CONSERVATOR for MICHAEL D. PUGH, 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 19th of January, 2023.

Brandy Gomaz
Notary Public
My Commission Expires: 5-5-25
(SEAL)

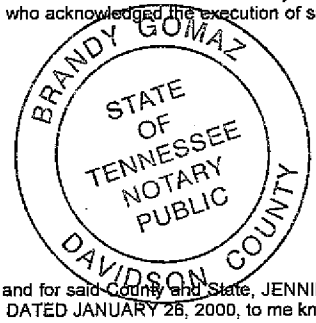


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER S. GAYTAN, CONSERVATOR for KATHRYNE H. PUGH, 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 19th of January, 2023.

Brandy Gomaz
Notary Public
My Commission Expires: 5-5-25
(SEAL)

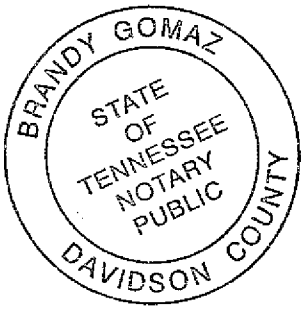


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER S. GAYTAN, SUCCESSOR INCAPACITY TRUSTEE of the PUGH LIVING TRUST, DATED JANUARY 26, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2023.

Brandy Gomaz
Notary Public
My Commission Expires: 5-5-25
(SEAL)



Witness my/our hand(s) this the 19th DAY OF JANUARY, 2023.

Pugh Living Trust, dated January 26, 2000

BY: _____
Michael Dwayne Pugh, Jr.
Successor Incapacity Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL DWAYNE PUGH, JR., SUCCESSOR INCAPACITY TRUSTEE of the PUGH LIVING TRUST, DATED JANUARY 26, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of January, 2023.

_____
Notary Public
My Commission Expires: 05/05/2025
(SEAL)



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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/19/23

GEORGE E. MUDTER, JR.
Dated 1/19/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/19/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

