Karen Johnson Davidson County Batch# 965352 DEEDWARR 01/27/2023 03:01:30 PM 3 pgs Fees: $18.00 Taxes: $473.60 20230127-0006507	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $128,000.00 D Paulsson Affiant Subscribed and sworn to before me, this 27 day of January, 2023. Notary Public My commission expires: 10/31/2024

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Huffine Family Trust	**New Owner**	**135120A01000CO and 135120A08100CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Michael Huffine, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The Huffine Family Trust

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 Unit No. 2019, Nashboro Village Twelve Condominium, and Garage Unit No. 2019-0 of said Nashboro Village Twelve Condominium, as shown on Master Plan Plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, together with all right, title, and interest relating to said unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, of record in Deed Book 4827, Page 30, said Register's Office.

Being the same property conveyed to Michael Huffine, by Warranty Deed from Jesse P Cone, Jr, Trustee of the Jesse P Cone, Jr Trust dated August 18, 2000; with Charlotte H Cone, joining to convey her marital interest, dated May 10, 2002, of record in Instrument No. 20020520-0016453, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2019 Nashboro Blvd, Nashville, TN 37217.

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 in 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.

Michael Huffine Date: 1/26/23

Michael Huffine

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Huffine, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January 2023.

NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 4, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/26/2023 (date of document).

Jennifer Russell
Affiant Signature

1/27/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

