Karen Johnson Davidson County
Batch# 989083 DEEDWARR
04/06/2023 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20230406-0025047

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Makayla Wray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marshall Alexander Massey	NEW OWNER	Parcel ID: 051 08 0 137.00
(NAME)	(NAME)	
219 East Due West Ave	219 EAST DUE WEST AVE.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Darian Trammel n/k/a Darian Hughes and Paul Hughes, husband and wife, tenants in common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marshall Alexander Massey, a single man**, 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 a portion of Lot No. 10 on the Plan of Montague Subdivision of Gallatin Pike of record in Book 421, Page 129, in the Register's Office for Davidson County, Tennessee. Described partly according to a survey by Anderson & Gee, Surveyors, dated March 22, 1946, as follows:

Beginning at a point in the North Margin of Due West Avenue, 125 feet East of the Southwest corner of Lot No. 10; thence North 5 degrees 15 seconds East 200 feet to a point; thence South 87 degrees East 50 feet to a point; thence South 5 degrees 15 seconds West 200 feet to an iron pin in the North margin of Due West Avenue; thence with the margin of the same, North 87 degrees West 50 feet to the beginning.

Being the same property conveyed to Dakota Capital Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Wayne Stevens, Trustee for 219 E. Due West Avenue Trust, dated December 9, 2020 and recorded December 17, 2020 in Instrument No. 20201217-0149350, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Darian Trammel, unmarried woman, and Paul Hughes, unmarried man, tenants in common with right of survivorship, by Warranty Deed from Dakota Capital Properties, LLC, a Limited Liability Company, dated July 6, 2021 and recorded July 20, 2021 in Instrument No. 20210720-0097357, in the Register's Office for Davidson County, Tennessee.

Darian Trammel having since married Paul Hughes and is now known as Darian Hughes.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 219 East Due West Ave, Madison, TN 37115

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. 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 30 day of MARCH, 2023

Darian Hughes

Paul Hughes

Please Return to:

Magnolia Title & Escro
1104 Fatherland Stree
Nashville, TN 37206

STATE OF TN

COUNTY OF SUMNER

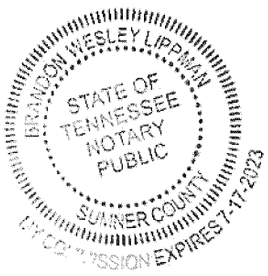
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Darian Trammel n/k/a Darian Hughes and Paul Hughes, husband and wife, tenants in common with right of survivorship, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)





Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 30, 2023**.

Date

Affiant Signature

April 5, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **5** day of **April**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)