Karen Johnson Davidson County
Batch# 1002403 DEEDWARR
05/11/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230511-0035314

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2023.

Notary Public:
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Nicolas D. Drury 37 Rolling Meadows Drive Goodlettsville TN 37072	New Owner	033-04-0A-037.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randall Kelly Hughes, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Nicolas D. Drury, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Rolling Meadows, Phase 1, Section Two, a Resubdivision of Lot 7, Section One of Solitude Acres, of record in Plat Book 6250, Page 732, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Randall Kelly Hughes, unmarried, by Warranty Deed from Thomas Blackwell, unmarried, dated 11/27/2015 and recorded 12/1/2015 in Instrument No. 20151201-0120945, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above-described property was not used as a marital residence.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6593, Page 194; supplemented to include Phase I, Section Two in Book 6726, Page 18, and further amended in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6595, Page 734 and Book 8052, Page 513, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area in Book 6726, Page 22, Register's Office for Davidson County, Tennessee.

Transmission Line Easement in Book 3248, Page 58, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement in Book 5818, Page 658, Register's Office for Davidson County, Tennessee

Utility Easements of record in Instrument No. 20021025-0130769 and Instrument No. 20040203-0012922, Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104724, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Plat Book 6250, Page 732, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien now due and payable, but not yet delinquent.

2022 Goodlettsville City taxes; a lien now due and payable, but not yet delinquent.

2023 Davidson County taxes; a lien not yet due and payable

2023 Goodlettsville City taxes; a lien not yet due and payable

This is (__X__) improved (____) unimproved property, known as 37 Rolling Meadows Drive, Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 8 day of May, 2023.

Randall Kelly Hughes by Devon J Sutherland his atty in Fact

Randall Kelly Hughes by Devon J. Sutherland as Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devon J. Sutherland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Attorney in Fact of Randall Kelly Hughes, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of May, 2023.

Commission Expires: 7/2/24

Notary Public:

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 May 8, 2023 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

