Karen Johnson Davidson County
Batch# 1016165 DEEDWARR
06/16/2023 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20230616-0046297

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 63166
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Higgins Michael K. Higgins 101 Bonnie Briar Lane Nashville, TN 37212	New owner

TAX MAP PARCEL NUMBERS: 117030F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$570,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tari Parkison Hunt Hughes, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Higgins and Michael K. Higgins, a married couple,** hereinafter called the **Grantee**, Grantee's 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 Unit 1 on the Plan of Bonnie Briar, of record in Book 6900, page 423, amended in Book 8752, page 900, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Tari Parkison Hunt, unmarried, by Warranty Deed from Laurel Ann Young, unmarried, dated June 6, 1997 and recorded on June 11, 1997, of record in Book 10488, page 982, Register's Office for Davidson County, Tennessee. The said Tari Parkison Hunt is now known as Tari Parkison Hunt Hughes.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 423, amended in Book 8752, page 900, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7341, page 525, amended in Book 7426, page 659, and Book 7442, page 515, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Bonnie Briar Homeowners Association of record in Book 7432, page 539, said Register's Office; Easement for driveway ingress and egress between Bonnie Briar Homeowners Association and Michael Beckham of record in Inst. No. 20081209-0118750, said Register's Office.

James G. Hughes, Jr., spouse of Tari Parkison Hunt Hughes, joins in execution of this instrument in order to convey any marital interest he may have in the subject property.

This is improved property, known as 101 Bonnie Briar Lane, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9Th & 12Th day of June, 2023.

Tari Parkison Hunt Hughes
Tari Parkison Hunt Hughes

James G. Hughes, Jr.
James G. Hughes, Jr.

State of Tennessee

County of Davidson

On this 12Th day of June, 2023, before me the undersigned authority, personally appeared **Tari Parkison Hunt Hughes** to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 9Th day of June, 2023, before me the undersigned authority, personally appeared and **James G. Hughes, Jr,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $570,000.00.

Brenda Hunter
Affiant

Sworn and subscribed before me this 12th day of June, 2023.

Notary

My Commission Expires: 7/2/24

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 6/12/23.

Date

Brenda Huntsman

Affiant Signature

6/16/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

My Commission Expires: 7/21/24

Date

Notary's Seal (if on paper)

