Karen Johnson Davidson County
Batch# 1021377 DEEDWARR
06/30/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230630-0050258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File No. AT-23-4746

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Hughes and Erin P. Hughes	SWBC	
(NAME)	(NAME)	
1003 Meridian Street	9311 San Pedro #100	082-03-0-257.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Richard Blair Gilbert Jr., unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy D. Hughes and Erin P. Hughes, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot Number 2 and the Northerly 6 feet of Lot Number 1 on the Plan of F. E. Mann's Subdivision of the Lucy H. Lindsey Tract, as of record in Plat Book 161, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and the Northerly 6 feet of Lot No. 1 fronts together 56 feet on Easterly side of Meridian Street, and run back between parallel lines 145.4 feet to an alley

Being the same property conveyed to Richard Blair Gilbert, Jr., a single man by Warranty deed from Robert G. Buchanan, a married person of record in Instrument No. 20181207-0119571 Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 07, 2018.

This is property more commonly known as 1003 Meridian Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29th day of June, 2023.

Richard Blair Gilbert, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2023, before me personally appeared Richard Blair Gilbert, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2023.

Notary Signature
My commission expires: 10/10/26



True Copy Certification

I, **Pam Autry,** 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 this the 29 day of June, 2023.

Affiant Signature
Date 6/29-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON