Karen Johnson Davidson County
Batch# 1031701 DEEDWARR
07/27/2023 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230727-0058113

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW23065

Send Tax Bills To:
New Owner _____

New Owner is:
Barry W. Long
Jane W. Long
1264 General George Patton Road
Nashville, Tennessee 37221

MAP/PARCEL: 142-09-0E-06300 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sheryl Darlene (Hughes) Huffaker, Executrix of The Estate of Betty Joe Hughes**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Barry W. Long and Jane W. Long, Husband and Wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1264 General George Patton Rd., Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 1264, together with the Carport designated No. 1264-C, in River Plantation, Section Seven, Phase One, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Phase One Condominium Apartments, recorded in Book 5200, Pages 705 and 706, as corrected in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Stacey O. Hughes and Betty J. Hughes, as tenants in common, by Quitclaim Deed Terminating Tenancy by the Entirety and Creating a Tenancy in Common by Mark Hartzog, Trustee, and in the same instrument conveyed to Mark Hartzog, Trustee, by Stacey O. Hughes and wife, Betty J. Hughes, dated 10/24/2012 and recorded 11/5/2012 in Instrument No. 20121105-0101797; and previously conveyed to Stacey O. Hughes and wife, Betty J. Hughes by Warranty Deed from C. Ray Crouch and wife, Carolyn S. Crouch, dated 8/3/1990 and recorded 8/6/1990 in Book 8169, Page 24, Register's Office for Davidson County, Tennessee.

The said Stacey O. Hughes died testate on June 20, 2022, and by his Last Will and Testament and Order Admitting Will for Purpose of Establishing Muniment of Title only filed 9/29/2022 in Docket No. 22P1506 in the Probate Court for Davidson County, Tennessee, he devised his estate to his wife, Betty Joe Hughes. A copy of said Last Will and Testament of Stacey O. Hughes was also recorded 10/14/2022 in Instrument No. 20221014-0112801, and Order for Muniment of Title was recorded 10/14/2022 in Instrument No. 20221014-0112800, Register's Office for Davidson County, Tennessee. The said Betty Joe Hughes died testate December 29, 2022. See Petition to Probate Will as Muniment of Title Only and Last Will and Testament of Betty Joe Hughes, filed 6/19/2023 in Docket No. 23P1212 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament she devised subject property to Sheryl Darlene (Hughes) Huffaker, who is Grantor herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of July, 2023.

GRANTOR:

The Estate of Betty Joe Hughes

Sheryl Darlene Hughes Huffaker Executrix

By: Sheryl Darlene (Hughes) Huffaker, Executrix

Sheryl Darlene Hughes Huffaker Individually

By: Sheryl Darlene (Hughes) Huffaker, Individually

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sheryl Darlene (Hughes) Huffaker,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Executrix** of **The Estate of Betty Joe Hughes,** the within named bargainor, and that she as such **Executrix**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 21st day of July, 2023.

M Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Sheryl Darlene (Hughes) Huffaker, Individually**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

SWORN TO and subscribed before me this 21 day of July, 2023.

NOTARY PUBLIC
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/21/2023.

D. Shayne Adair

7/24/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24 **day of** July, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026