20231290R

Karen Johnson Davidson County
Batch# 1039464 DEEDWARR
08/17/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,417.95
20230817-0064267

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $653,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2023.

Notary Public

My commission expires: 1/14/26

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Mikeal L. Humphres and Lisa M. Humphres	Towne Mortgage Co. DBA AmeriCU Mortgage	**180-04-0A-025.00-CO**
809 Century Oak Court	2170 E Big Beaver Rd Suite A	
Nashville, TN 37211	Troy, MI 48083	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steven J. Cuffle and Karen E. Cuffle, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mikeal L. Humphres and Lisa M. Humphres, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being all of Lot No. 149, Section One, Highland Creek, according to plat and survey of same appearing of record in Plat Book 9700, Page (s) 959 and 960, in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details as to location and description of said lot.

Being the same property conveyed to Steven J. Cuffle and Karen E. Cuffle, husband and wife by Warranty deed from Zaidoun Nofal, married of record in Instrument No. 20200124-0008643 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 809 Century Oak Court, Nashville, TN 37211.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 16th day of August, 2023:

Steven J. Cuffle

Karen E. Cuffle

STATE OF ~~TENNESSEE~~ Texas)
) **INDIVIDUAL**
COUNTY OF ~~WILLIAMSON~~ Collin) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Steven J. Cuffle and Karen E. Cuffle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 16th day of August, 2023.

My Commission Expires: 03/08/2026

Notary Public

MICHELE AHERN
Notary Public, State of Texas
Comm. Expires 03-08-2026
Notary ID 13361390-9

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 August 16, 2023.

Date

Affiant Signature

8.16.23

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY