Karen Johnson Davidson County
Batch# 1061002 DEEDWARR
10/16/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20231016-0081175

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4098

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandi Spika Borchetta PO Box 41504 Nashville, TN 37204	NEW OWNER	158-04-0-024.00

WARRANTY DEED

FOR AND IN 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,

Pamela McHugh Thompson, Trustee(s) of The Margaret C McHugh Revocable Trust dated August 6, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandi Spika Borchetta, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the plan of Sherwood Forest Subdivision, as of record in Book 4175, Page 114, Register' s Office for said County.

Said Lot No. 7 fronts 204.16 feet on the Southeasterly side of Sherwood Court and extends back along a private road frontage 352.36 feet on the Southwesterly line and 340.00 feet on the Northeasterly line, to a line at the rear measuring 276.31 feet thereon, containing 2.029 acres, more or less.

Together with an easement of ingress and egress over and to the private drive which runs along the Southwesterly line of said Lot No. 7.

The conveyance is subject to encumbrances, restrictions, easements and set-back lines of record.

Being the same property conveyed to Patrick A McHugh, Jr. and wife, Margaret C. McHugh by Warranty deed from C. E Horn and wife, Marjorie C. Horn of record in Book 4801, page 59, Register's Office for Davidson County, Tennessee, dated March 28, 1974 and recorded on March 29, 1974.

Being the same property conveyed to Margaret C. McHugh by Quitclaim deed from Patrick A. McHugh, Jr of record in Book 7471, page 9, Register's Office for Davidson County, Tennessee, dated February 10, 1988 and recorded on February 17, 1988.

Being the same property conveyed to Pamela McHugh Thompson, Trustee of The Margaret C. McHugh Revocable Trust, established by the Revocable Trust Agreement of Margaret C. McHugh, dated August 6, 2019 by Warranty deed from Margaret C. McHugh of record in Instrument No. 20190806-0078111 Register's Office for Davidson County, Tennessee, dated August 6, 2019 and recorded on August 6, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6022 Sherwood Court, Nashville, TN 37215

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 so 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.

Dated this the 11th day of October, 2023.

Trustee(s) of The Margaret C McHugh Revocable Trust dated August 6, 2019

By: Pamela McHugh Thompson, Trustee
Pamela McHugh Thompson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Pamela McHugh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Margaret C McHugh Revocable Trust dated August 6, 2019, and that as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 11th day of October, 2023.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/24

Certificate of Authenticity

I, Joshua A. Terry, 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 10/11/23.

Affiant Signature – Joshua A. Terry

10/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/13/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27