Karen Johnson
Batch # 1092250
01/23/2024 09:50:14 AM
Fees: $13.00 Taxes: $1,109.63
20240123-0003819

Davidson County
DEEDWARR
2 pgs

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2024.

Notary Public
My commission expires: 11-22-25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wendi Michelle Hughen **Nichole Renee Hughen**	NexBank	**064120A062000CO**
620 Weatherbeaten Pl	2515 McKinney Ave. Ste. 1700	
Hermitage, TN 37076	Dallas, TX 75201	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 620 Weatherbeaten Pl Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendi Michelle Hughen and Nichole Renee Hughen, a married couple

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:

Land in Davidson County, Tennessee, being Unit No. 620, Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 620 Weatherbeaten Pl Trust, by Warranty Deed from Kathy Duncan, unmarried woman, dated June 22, 2023, of record in Instrument No. 20230623-0047976, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kathy Duncan, by Executrix's Deed from Kathy Duncan, appointed Executrix of the Estate of Margaret Duncan, dated December 13, 2013, of record in Instrument No. 20131218-0127842, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 620 Weatherbeaten Pl, Hermitage, TN 37076.

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 in 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.

_____ Date: 1/2/24

The 620 Weatherbeaten Pl Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 620 Weatherbeaten Pl Trust and that she is authorized by The 620 Weatherbeaten Pl Trust to execute this instrument on its behalf.

Witness my hand, at office, this 2 day of January, 2024.

_____
NOTARY PUBLIC

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26