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This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson
Batch # 1101272
02/14/2024 02:06:04 PM
Fees: $13.00 Taxes: $1,313.50
Davidson County
DEEDWARR
2 pgs
20240214-0010362

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $355,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of February, 2024.

Notary Public

My Commission expires 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
James P. Hughes and Kimberly E. Rehmann
416 Janette Ave.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Legacy Home Loans dba Steadfast Mortgage
2 Cadillac Drive
Brentwood, TN 37027

MAP AND PARCEL NUMBER: Tax ID #: 033-120-088.00

WARRANTY DEED

24NT00028

Effective the 9th Day of February, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lacey Jarratt, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Patton Hughes, an unmarried man, and Kimberly Elizabeth Rehmann, an unmarried woman, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the plan of Gatewood, Section 1, as shown by plat of record in Plat Book 3300, Pages 47-52 and as amended in Book 3974, page 170, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lacey Jarratt from Miranda V. nicely and Nathan T. Birk, married, by warranty Deed dated 08/05/2020 and recorded 08/06/2020 in Instrument No. 20200806-0087544, Register's Office of said County.

Being the same property conveyed to Miranda V. Nicely, an unmarried woman and Nathan T. Birk, an unmarried man, as tenants in common with right of survivorship By Warranty Deed from Sandra L. Blizzard, now Clendenin dated March 28, 2017 recorded March 30, 2017, of record in Instrument No. 20170330-0031195 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 416 Janette Ave, Goodlettsville, TN 37072-2743

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9 day of Feb, 2024.

Lacey Jarratt

Lacey Jarratt

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lacey Jarratt**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025