Karen Johnson Davidson County
Batch # 1116949 DEEDWARR
04/01/2024 03:25:01 PM 3 pgs
Fees: $18.00 Taxes: $2,342.10
20240401-0022384

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 14th day of March, A.D., 2024

By and between:

Watson E. Hughston and Mary Stuart Hughston, husband and wife, First Parties and

Mark Gorham and Rachel B. Gorham, husband and wife, Second Parties

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100 ----Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brookside Court as of record in Plat Book 1424, page 145, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Watson E. Hughston and Mary Stuart Hughston, husband and wife by Deed dated July 12, 2017 from Robert J. Philbin, an unmarried man, recorded July 13, 2017, in Instrument Number 20170713-0070373, in the Official Records of Davidson County, Tennessee.

OWNER:

Mark Gorham & Rachel B. Gorham
5556 Kendall Dr.
Nashville, TN 37209

RESONSIBLE TAX PAYER:

First National Bank of Pennsylvania
4140 E. State Street
Hermitage, PA 16148

CLT # 103-06-0-08400

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

✓ Watson E. Hughston
Watson E. Hughston

✓ Mary Stuart Hughston
Mary Stuart Hughston

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Watson E. Hughston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of March, 2024.

✓ Ella K. Butler
Notary Public

My Commission Expires:✓ 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Mary Stuart Hughston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of March, 2024.

✓ Ella K. Butler
Notary Public

My Commission Expires:✓ 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $633,000.00.

Elnise Woods
Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of March, 2024.

Debra Leist
Signature of Notary Public

Debra Leist
Printed Name of Notary

3/9/27
Commission Expiration

Notary Seal
DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027