Karen Johnson Davidson County
Batch# 1125298 DEEDWARR
04/19/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240419-0028376

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Arnold C. Huskey 614 Copperfield ct. Brentwood, TN 37027	Arnold C. Huskey new owner	172 01 0A 124.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry Lee Hatcher, CoTrustee of Hatcher Family Revocable Trust, dated June 3, 2014** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Arnold C. Huskey, a married man,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 614 Copperfield Court, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

BEING Lot No. 124 on the Revised Plan of Copperfield, as of record in Plat Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert M. Hatcher and Betty H. Hatcher as Trustees of the Hatcher Family Revocable Trust, dated June 3, 2014 of record at Instrument No. 200140609-0050059, dated June 3, 2014 and recorded on June 9, 2014 in the Register of Deeds Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of April, 2024.

Hatcher Family Revocable Trust, dated June 3, 2014

By: _____
Jerry Lee Hatcher, CoTrustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2024, before me personally appeared Jerry Lee Hatcher, CoTrustee of Hatcher Family Revocable Trust, dated June 3, 2014, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2024.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle W Kenaig
AFFIANT

Sworn to and subscribed before me this 19th day of April, 2024

Patricia L Hurt
Notary Public
My commission expires: _____

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 4/19/24 (date of document).

Michelle W Kendig
Affiant Signature

4/19/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th day of April, 2024.

Rebecca A. Dobbs
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

