Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2187

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2024

Notary Public

Commission Expires: 10/16/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1143258 DEEDWARR
06/05/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20240605-0041895

Address of New Owner	Send Tax Bills To:	Map & Parcel
Equitable Holdings TN 301 Plus Park Blvd Ste 502 Nashville, TN 37217	NEW OWNER	052-13-0B-09

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,

Don Hughes as sole vested owner, and Melanie Carter, Administratrix for the Estate of Kirk R. Hughes

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

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 79, of the Condominium Site Plan, Phase 11-B, River Glen, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7566, Page 571, and Declaration of Submission of Phase 11-B, of record in Book 7724, Page 293, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of River Glen, of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, for a move complete identification and description of such Unit.

Being the same property conveyed to Kirk R. Hughes, an unmarried man by Warranty Deed from Carel Lynn Hamlett, a married person, of record in Book 9671, Page 641, Register's Office for Davidson County, Tennessee, dated May 10, 1995 and recorded on May 15, 1995. The said Kirk R. Hughes died on or about October 03, 2023. Reference is made to the Affidavit of Heirship for Kirk R. Hughes, naming Don Hughes as his sole heir, of record in Instrument # 202406050041894, in said Register's Office.

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: 2514 Sonar Street, Nashville, TN 37214

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 31st day of May, 2024.

Don Hughes

Don Hughes

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don Hughes, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2024.

A C Martin

NOTARY PUBLIC

My Commission Expires: 5-16-26

The Estate of Kirk R. Hughes

Melanie Carter

Melanie Carter, Administratrix



STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Carter, Administratrix of the Estate of Kirk R. Hughes, the within named Affiant(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2024.

A C Martin

NOTARY PUBLIC

My Commission Expires: 5-16-26



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 5/31/24.

Affiant Signature – Joshua A. Terry

6/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27