WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF ~~June~~, 2024.

Notary Public
COMMISSION EXPIRES: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1153674 DEEDWARR
07/02/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $960.15
20240702-0049792

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elham Elias	First Horizon Bank	163-16-0A-382-00
(NAME)	(NAME)	
5434 Cedar Ash Crossing	12719 Cantrell Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Huggett Investments, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elham Elias, sole ownership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 382 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to HUGGETT INVESTMENTS, LLC, a Tennessee limited liability company by Quitclaim Deed from DEREK JOHN HUGGETT and wife, JESSICA HUGGETT of record in Instrument No. 20180309-0022813, dated March 05, 2018, recorded March 09, 2018, Register's Office Davidson County, Tennessee.

Being the same property conveyed to DEREK JOHN HUGGETT and wife, JESSICA HUGGETT by Deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20100616-0046675, dated June 11, 2010, recorded June 16, 2010, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5434 Cedar Ash Crossing (House Number) (Street) (P.O. Address) Antioch, TN (City or Town) 37013 (Postal Zip)

File No.: 7543-24
Warranty Deed Individual LES rev. 09-2018

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. successors 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 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, successors 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.

Witness our hands this 28 day of June, 2024.

Huggett Investments, LLC, a Tennessee Limited Liability Company

By: _____, Authorized Member
Derek J. Huggett, Authorized Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Derek J. Huggett,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **his** oath acknowledged **himself** to be the **Authorized Member of Huggett Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a LLC, and that **he** as such **Authorized Member** executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said **Derek J. Huggett** as such **Authorized Member.**

WITNESS my hand and seal this 28 day of June, 2024.

_____

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES MAY 26, 2025

202407020049792

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 28, 2024.

J. Carlton Drumwright

June 28, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 28, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY