This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22856-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1162749 DEEDWARR
07/26/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240726-0056547

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 24th day of July, 2024.

Notary Public
My Commission Expires: 3-2-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katie Richey Hughes and Kyle V. Hughes 6520 Lickton Pike Goodlettsville, TN 37072	Pinnacle Bank 150 3rd Avenue S Suite 1000 Nashville, TN 37201	012 00 0 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mikell F. Vanderlaan, Jr. and Cynthia L.S. Vanderlaan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katie Richey Hughes and Kyle V. Hughes, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of CREEK BEND ESTATES of record in Plat Book 6200, page 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mikell F. Vanderlaan, Jr., and wife, Cynthia L.S. Vanderlaan, by Warranty deed from Mark W. Hollinshead and wife, Sherry L. Hollinshead, of record in Book 10437, Page 912, in the Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 01, 1997.

This is ☒ improved or ☐ unimproved property located at: **6520 Lickton Pike, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2024.

GRANTOR:

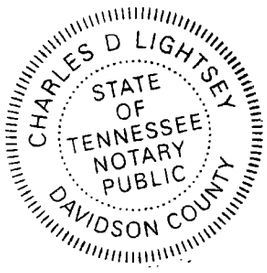
Mikell F. Vanderlaan, Jr.

Cynthia L.S. Vanderlaan

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mikell F. Vanderlaan, Jr. and Cynthia L.S. Vanderlaan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2024.



Notary Public
My Commission expires: 3/3/26

202407260056547

Tennessee Certification of Electronic Document

I, Emma Howard, 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 7/24/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of July, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL