Karen Johnson Davidson County
Batch# 1167435 DEEDWARR
08/12/2024 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240812-0060519

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7 DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/03/2026

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3205

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Michael Johnston	same	052 09 0 041.00
1121 Goldilocks Street		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL JOHNSTON, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1121 Goldilocks Street, Madison, TN 37115

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 6th day of August, 2024.

THH Realty, LLC
a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of THH REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of August, 2024.

Notary Public Lisa S Allard

My Commission Expires: 9/29/24

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 28 on the Map of a Subdivision of Lots No. 20, 21, 24 and 25 of Montague Subdivision, as of record in Book 843, page 79, Register's Office for said County.

Said Lot No. 28 fronts 94 feet on the easterly side of Goldilocks Street and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to THH Realty, LLC by quitclaim deed from AmSouth Bank, Trustee of the Mildred Vaughn Hudgins Marital Trust Created Under the Will of T. Herschel Hudgins dated 5/2/2005 and recorded 5/3/2005 in Instrument No. 20050503-0049334 and the same property conveyed to Herschel Hudgins, also known as T. Herschel Hudgins, by deed from Norma G. Kemp, of record in Book 10570, page 852, Register's Office for Davidson County, Tennessee. T. Herschel Hudgins died testate on December 29, 2000, leaving a will filed for probate with the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, as Case No. 01P153, which Will devises such property to the Mildred Vaughn Hudgins Marital Trust thereunder. The above described property was remaining property of the Estate of T. Herschel Hudgins after fulfilling the funding of the T. Herschel Hudgins Family Trust,Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.

2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.

3. 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 not shown by the Public Records.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.

7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

10. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 843, Page 79, of the Public Records of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 6, August 2024.

Custodian's Signature — 08/07/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 7 day of August 2024.

Notary Public

MY COMMISSION EXPIRES:

