Karen Johnson Davidson County
Batch# 1180394 DEEDWARR
09/11/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240911-0070128

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH24-08085

Address of New Owner:	Send Tax Bills to:	Tax Information:
6608 Brookmont Terrace LLC, a Tennessee limited liabilty company 6608 Brookmont Terrace Nashville, TN 37205	New Owner	129-11-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Constance D. Hughes, Executrix of the Estate of Conway Todd Hughes, Jr., deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **6608 Brookmont Terrace LLC, a Tennessee limited liabilty company**, hereinafter called the Grantees, their successors 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. 3, on the Plan of West Meade Park, Inc. Section One, of record in Book 2900, Page 103 and 104, Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 140.5 feet on the northwesterly side of Brookmont Terrace and extends back between lines, 355.9 feet on the northeasterly line and 313.3 feet on the southwesterly line, to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to Conway T. Hughes, Jr., and wife, Eleanor H. Hughes, by Warranty Deed from West Meade Park Corporation, a Tennessee corporation dated February 27, 1962 and recorded March 2, 1962 in Book 3343, Page 589, Register's Office of Davidson County, Tennessee.

Eleanor H. Hughes having become deceased on or about May 5, 2007; leaving Conway T. Hughes Jr. as surviving tenant by the entirety.

Conway T. Hughes Jr. having since died on November 28, 2023 leaving Last Will and Testament filed for Probate in Docket No. 24P-152 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6608 Brookmont Terrace, Nashville, TN 37205

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 5th day of September, 2024

The Estate of Conway Todd Hughes, Jr., deceased

BY: Constance D Hughes Executrix
Constance D. Hughes, Executrix

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Constance D. Hughes, Executrix of the Estate of Conway Todd Hughes Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 5th day of September, 2024.

Jennifer Hudgins
Notary Public

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My commission expires: 2-23-2028

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 September 6, 2024.

J. Carlton Drumwright

September 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 6, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY