Karen Johnson Davidson County
Batch# 1183713 DEEDWARR
09/19/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240919-0072832

**State of Tennessee**
**County of Sumner**

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2024.

Notary Public:
My Commission Expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Tammy Hicks<br>72 Rolling Meadows Drive<br>Goodlettsville TN 37072 | Rocket Mortgage LLC<br>1050 Woodward Ave<br>Detroit, MI 48226 | 033-04-0A-072.00 CO |

FOR AND IN 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, I/we, **Randall K. Hughes, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Tammy Hicks, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in Davidson County, Tennessee, being Lot No. 72 on the Final Plat of Rolling Meadows, Phase One, Section Nine, a Resubdivision of Lot No. 7, Section One of Solitude Acres, of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**BEING the same property conveyed to Randall K. Hughes, unmarried, by Warranty Deed from Cason Hayes, married, dated 8/28/2015 and recorded 9/2/2015 in Instrument No. 20150902-0089383, Register's Office for Davidson County, Tennessee.**

**The Grantor hereby makes oath that the above described property was not used as a marital residence.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 6593, Page 194; as supplemented in Book 9675, Page 386; and as amended in Instrument No. 20170203-0011853, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6595, Page 734 and Book 8052, Page 513, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas in Book 9675, Page 390, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement in Book 5818, Page 658, Register's Office for Davidson County, Tennessee.

Subject to Utility Easements of record in Instrument No. 20021025-0130769 and Instrument No. 20040203-0012922, Register's Office for Davidson County, Tennessee.

Subject to Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104724, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 7900, Page 965, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 72 Rolling Meadows Drive, Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/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 my/our hand(s) this the 19th day of September, 2024.

Randall K. Hughes by Edie Sutherland as Attorney in Fact

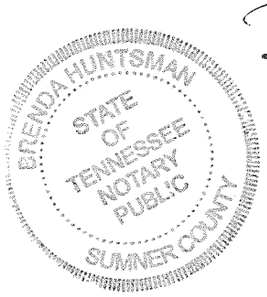
Randall K. Hughes by Edie Sutherland as Attorney in Fact

**State of Tennessee**
**County of Sumner**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edie Sutherland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Attorney in Fact of Randall K. Hughes, the bargainor, and who, being authorized to do so, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of September, 2024.

Commission Expires: 09/27/26




B. Huntsman

Notary Public: Brenda Huntsman

**Tennessee Certification of Electronic Document**

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/19/24 (date of document).

Affiant Signature

09/19/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 19th day of September, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL