This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 10th day of January, 2025.

Notary Public
My commission expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-27

Karen Johnson Davidson County
Batch# 1226541 DEEDWARR
01/15/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250115-0003126

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dan DeGiulio	FAIRWAY MTG. MORTGAGE	011-00-0 136.00
2727 Greer Road	4201 MARSH LN	
Goodlettsville, TN 37072	CARROLLTON, TX 75007	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANCE RENE HUGHES AND CHERYL HUGHES F/K/A CHERYL ELLEN FULLER, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAN DEGIULIO AKA DANIEL DEGIULIO, A SINGLE PERSON, AND LAURA DEGIULIO, A SINGLE PERSON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The following property located in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Greer Road, a corner to the Van E. Hamlett property, of record in Book 3983, Page 550, Register's Office for Davidson County, Tennessee, said point being 473 feet, more or less, east of the intersection of Ivy Point Road and Greer Road; thence North 00 degrees 15 minutes East 1,043.7 feet to a point thence North 84 degrees 08 minutes East 261.0 feet to a point; thence South 03 degrees 37 minutes East 872.0 feet to a point in the northerly margin of Greer Road; thence with the said margin of said road, South 56 degrees 09 minutes West 359.0 feet, more or less, to the point of beginning, containing 6.22 acres, more or less.

Being the same property conveyed to Lance Rene Hughes, an unmarried man, and Cheryl Ellen Fuller, an unmarried woman, as Joint Tenants with Rights of Survivorship, by deed dated 08/02/2019, from Kirk Braaten, unmarried, of record in Instrument No. 20190807-0078696, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2727 Greer Road, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 9th BS 10th day of January, 2025.

Lance Rene Hughes

Cheryl Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lance Rene Hughes and Cheryl Hughes f/k/a Cheryl Ellen Fuller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th BS 10th day of January, 2025.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Mayner, 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

January 9, 2025.

Date

Affiant Signature

January 15, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of January, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON