Karen Johnson Davidson County
Batch# 1248274 DEEDWARR
03/19/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,763.05
20250319-0020052

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250250092

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $476,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2025.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Houston Thomas Hughes and Reagan Anne Hughes 825 Porter Road Nashville, TN 37206	FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 172-04-0A-062.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Boulineau and wife Maryanne A. Boulineau.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Houston Thomas Hughes and Reagan Anne Hughes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 17, on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew Boulineau and Wife, Maryanne A. Boulineau, married by Warranty Deed from John K. Shelburne and Gina O. Shelburne, husband and wife of record in Instrument No. 20120906-0080522 Register's Office for Davidson County, Tennessee, dated August 31, 2012 and recorded on September 06, 2012.

The execution of this instrument is affected by the signature of James Alexander, as Attorney-in-Fact for Andrew Boulineau, which Power of Attorney is recorded in Instrument Number 202503190020050, and also by the signature of James Alexander, as Attorney-in-Fact for Maryanne A. Boulineau, which Power of Attorney is recorded in Instrument Number 202503190020051, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20000209-0013331, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex,

handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements of record in Book 11189, Page 612; Book 7461, Page 805; and Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.

Charter of Highlands of Brentwood Homeowners Association, Inc of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.

Rules Regarding Enforcement of Governing Documents of record in Instrument Number 20150414-0032628, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deeds for Open Spaces of record in Instrument Number Book 11629, Page 909 and Instrument No.20000407-0035205, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1256 Brentwood Highlands Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of March, 2025.

Andrew Boulineau by James Alexander as
Attorney-in-fact

Maryanne A. Boulineau by James Alexander as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Andrew Boulineau and Maryanne A. Boulineau, and that he is authorized by Andrew Boulineau and Maryanne A. Boulineau to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of March, 2025.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 13 day of March, 2025.

Affiant Signature
Date 3/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027