

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1258090 DEEDWARR
04/11/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250411-0027451

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Buehler and Abigail Buehler	**United Wholesale Mortgage, LLC**	187010B01200CO
(NAME) 839 Westcott Lane	(NAME) **700 South Blvd., East**	
(ADDRESS) Antioch TN 37013	(ADDRESS) **Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JEFFREY JOSEPH HUGHES, TRUSTEE OF JEFFREY JOSEPH HUGHES, REVOCABLE LIVING TRUST DATED MARCH 16, 2023, AND STACEY HUGHES, TRUSTEE OF STACEY HUGHES, REVOCABLE LIVING TRUST DATED MARCH 16, 2023,

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

KEVIN BUEHLER, A MARRIED MAN, AND ABIGAIL BUEHLER, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12 on the Plan of Phase T3A, District 2, Burkitt Ridge of record in Plat at Instrument No. 20201204-0141075, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Jeffrey Joseph Hughes, Trustee of Jeffrey Joseph Hughes, Revocable Living Trust dated March 16, 2023, and Stacey Hughes, Trustee of Stacey Hughes, Revocable Living Trust dated March 16, 2023

Being the same property conveyed to Jeffrey Joseph Hughes, Trustee of Jeffrey Joseph Hughes, Revocable Living Trust dated March 16, 2023, and Stacey Hughes, Trustee of Stacey Hughes, Revocable Living Trust dated March 16, 2023 by Deed dated March 16, 2023 from Jeff Hughes and Stacey Hughes, husband and wife, recorded March 23, 2023, in Instrument Number 20230323-0021305, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #21933

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 1st day of April, 2025

Jeffrey Joseph Hughes, Revocable Living Trust dated March 16, 2023

By: _____
Jeffrey Joseph Hughes, Trustee

Stacey Hughes, Revocable Living Trust dated March 16, 2023

By: _____
Stacey Hughes, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Jeffrey Joseph Hughes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of **The Jeffrey Joseph Hughes Revocable Trust**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Jeffrey Joseph Hughes Revocable Trust.**

Witness my hand and official seal this 1st day of April, 2025

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Stacey Hughes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of **The Stacey Hughes Revocable Trust**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Stacey Hughes Revocable Trust.**

Witness my hand and official seal this 1st day of April, 2025

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 11/3/25

LT&E File #21933

Certificate of Authenticity

I, Spencer Gross, 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 **April 1st, 2025**.

Date

Affiant Signature

April 1st, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

