WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270301 DEEDWARR
05/07/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250507-0035875

G-CRE-25-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tucker Brady and Katherine Brady	**New Owner**	
(NAME)	(NAME)	
1005 Windsor Brook Place	**Property**	**151-10-0A-136.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK HUGHES AND TAYLOR BASTIAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TUCKER BRADY AND KATHERINE BRADY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 71 on the Plan of Phase 2 Villages of Long Hunter of record in Plat at Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek Hughes, Robin Elaine Raulston and Troy Ray Raulston, as joint tenants with right of survivorship by Warranty Deed from Detrich D. Futch and wife, Alberta A. Futch of record in Instrument No. 20201209-0143444 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 09, 2020.

Being the same property conveyed to Derek Hughes and Taylor Bastian, husband and wife by Quitclaim Deed from Derek Hughes, Robin Elaine Raulston and Troy Ray Raulston, as joint tenants with right of survivorship of record in Instrument No. 20221003-0108725 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on October 03, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020515-0059732 and Plat Instrument No. 20000207-0012630, 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 Instrument Number 20010531-0056382, as amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.
- By-Laws of The Villages of Long Hunter HOA of record in Instrument Number 20041022-0127537, in the Register's Office for Davidson County, Tennessee.
- Charter of The Villages of Long Hunter of record in Instrument Number 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20010531-0056383, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423 and Book 4535, page 351, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 8358, Page 91 and Book 8358, Page 94, in the Register's Office for Davidson County, Tennessee.
- Easement conveyed to Tennessee Telephone Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.

- Ingress and Egress Easement to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.
- Easements of record of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4428, Page 575, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Windsor Brook Place, Antioch, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF MAY, 2025.

Derek Hughes

Taylor Bastian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAYLOR BASTIAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2025.

Notary Public
My Commission Expires: 3-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **5/1/25**.

Date

Affiant Signature

5/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026