WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288409 DEEDWARR
06/23/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250623-0048897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-12-29

(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southgate Estates, LLC	Southgate Estates, LLC	
(NAME)	(NAME)	NEW Map/Parcel for Unit 1 is 105112Q00100CO
8805 Ivymount Ln. Nolensville, TN 37135	8805 Ivymount Ln. Nolensville, TN 37135	NEW Map/Parcel for Unit 2 is 105112Q00200CO
		NEW Map/Parcel for Unit 3 is 105112Q00300CO
		NEW Map/Parcel for Unit 4 is 105112Q00400CO
		NEW Map/Parcel for Unit 6 is 105112Q00600CO
		NEW Map/Parcel for Unit 7 is 105112Q00700CO
		NEW Map/Parcel for Unit 8 is 105112Q00800CO
		NEW Map/Parcel for Unit 9 is 105112Q00900CO
		NEW Map/Parcel for Unit 12 is 105112Q01200CO
		NEW Map/Parcel for Unit 13 is 105112Q01300CO
		NEW Map/Parcel for Unit 14 is 105112Q01400CO
		NEW Map/Parcel for Unit 15 is 105112Q01500CO
		NEW Map/Parcel for Unit 16 is 105112Q01600CO
		NEW Map/Parcel for Unit 17 is 105112Q01700CO
		NEW Map/Parcel for Unit 18 is 105112Q01800CO
		NEW Map/Parcel for Unit 19 is 105112Q01900CO
(ADDRESS)	(ADDRESS)	

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, **HARVATHA HUGHES AND SHERRON D. HUGHES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHGATE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit Nos. 1 through 19, inclusive, on the Plan of Residences at Southgate, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202505130037538, 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 a portion of the same property conveyed to Harvatha Hughes and wife, Sherron Denise Hughes by Warranty deed from Alice Duffield of record in Book 9049, page 224, Register's Office for Davidson County, Tennessee, dated August 13, 1993 and recorded on August 17, 1993. (as to parent Parcel No. 105-11-0-024.00)

Being a portion of the same property conveyed to Harvatha Hughes and wife, Sherron D. Hughes by Special Warranty Deed from CitiFinancial Mortgage Company, Inc., a/k/a CitiFinancial Mortgage f/k/a Associates Home Equity Loan Corporation of record in Instrument No. 20030804-0110196 Register's Office for Davidson County, Tennessee, dated July 28, 2003 and recorded on August 04, 2003. (as to parent Parcel No. 105-11-0-023.00)

JW2025-773

Being a portion of the same property conveyed to Harvatha Hughes and Sherron D. Hughes by Quitclaim Deed for Consolidation of Tax Parcels from Harvatha Hughes and Sherron D. Hughes of record in Instrument No. 20250512-0037253 Register's Office for Davidson County, Tennessee, dated May 09, 2025 and recorded on May 12, 2025. (as to both parent parcels)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 508 Southgate Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of June, 2025

Harvatha Hughes
HARVATHA HUGHES

Sherron D. Hughes
SHERRON D. HUGHES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvatha Hughes and Sherron D. Hughes, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal this 6th day of June, 2025.

Commission expires:
11-21-2027

Cheryl M Rodgers
Notary Public

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

JW2025-773

True Copy Certification

I, Yvette Meldrum, 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 June 6, 2025

Signature
June 6, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 6, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY