WARRANTY DEED

Karen Johnson
Batch # 1294619
07/08/2025 12 03 05 PM
Fees $13 00 Taxes $814 00
Davidson County
DEEDWARR
2 pgs
20250708-0053628

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

W-MBA-25-4680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS~~ GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
Margaret Sherrod-Brady	**NEW OWNER**	
(NAME)	(NAME)	**02400037100**
219 New Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **MARK STEPHAN HUGHES, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET SHERROD-BRADY, SINGLE,** 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

A certain real estate in Davidson County, Tennessee, as follows

Beginning at an iron pin (new), in the westerly margin of Brick Church Pike, said iron pin being located from an iron pin (old), in the westerly margin of Brick Church Pike, a corner of a tract of land which belongs to Georgianna Gwen Warren, having a deed reference in Instrument Number (I N) 20080602-0055616, RODCT, North 17 degrees 34 minutes 27 seconds West 83 22 feet, to the point of beginning, the Southeast corner of this tract and continuing with a new line, as follows South 89 degrees 38 minutes 58 seconds West 175 00 feet to an iron pin (new), thence, North 39 degrees 00 minutes 26 seconds West 138 24 feet to an iron pin (new), thence, North 85 degrees 58 minutes 27 seconds West 876 67 feet to an iron pin (new), thence, North 00 degrees 00 minutes 00 seconds East 67 00 feet to an iron pin (old), a corner of a tract of land which belongs to Jennifer Freeman, et al, having a deed reference in Instrument No 20150323-0024670, RODCT, thence with the boundary of said tract of land which belongs to Jennifer Freeman, et al, as follows North 68 degrees 45 minutes 04 seconds East 138 24 feet to an iron pin (old), thence, North 69 degrees 46 minutes 24 seconds West 121 45 feet to an iron pin (new), a common corner of said tract of land which belongs to Jennifer Freeman, et al, and a tract of land which belongs to James H Fungaroli, having a deed reference in Instrument No 20070405-0041034 RODCT, and a second tract of land which belongs to James N Fungaroli, having a deed reference in Instrument No 20070405-0041034, RODCT, thence, North 74 degrees 44 minutes 21 seconds East 80 47 feet to a pipe (old), a common corner of said second mentioned tract of land which belongs to James N Fungaroli, and a tract of land which belongs to Paul Oakley, having a deed reference in Instrument No 20131112-0116307, RODCT, thence, North 85 degrees 05 minutes 35 seconds East passing a common corner of said tract of land which belongs to Paul Oakley, and a tract of land which belongs to Adam Cunningham, having a deed reference in Instrument No 20130315-0025934, RODCT, and continuing on in all, 134 60 feet to a pipe (old), a common corner of said tract of land which belongs to Adam Cunningham, and a tract of land which belongs to George Daniel Heth, having a deed reference in Instrument No 20080110-0003102, RODCT, thence with the boundary of said tract of land which belongs to George Daniel Heth, as follows South 85 degrees 29 minutes 17 seconds East 82 63 feet to a fence post (old), thence, South 86 degrees 18 minutes 55 seconds East 300 36 feet to a 12 inch hackberry tree, a common corner of said tract of land which belongs to George Daniel Heth, and a tract of land which belongs to Martin L Sheppard, having a deed reference in Deed Book 8440, Page 39, RODCT, thence, South 86 degrees 39 minutes 35 seconds East 345 03 feet to a point in the westerly margin of Brick Church Pike, a corner of said tract of land which belongs to Martin L Sheppard, marked by a witness pin (old), thence with the westerly margin of Brick Church Pike, as follows with a curve to the right, having a radius of 825 00 feet, an arc distance of 366 42 feet, and a chord bearing and distance of South 30 degrees 17 minutes 52 seconds East 363 41 feet, to the point of beginning, containing 5 18 acres, as surveyed by Steven E Artz, Tennessee License No 1708, d/b/a, Steven E Artz and Associates, Inc , 4779 Highway 41 North, Springfield, Tennessee, 37172, dated April 28, 2017

Being the same property conveyed to Mark Stephan Hughes by Warranty Deed from Jimmy Ray Malone and wife, Martha F Malone of record in Instrument No 20170818-0085248 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 18, 2017 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4680 Brick Church Pike, Goodlettsville, Tennessee 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 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 2nd DAY OF JULY, 2025

Mark Stephan Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK STEPHAN 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 2nd of July, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)



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