

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1296892 DEEDWARR
07/11/2025 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20250711-0054817

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Terry N. Pefanis	Same	146-10-0-040.00
(NAME) 117 30th Ave N. ~~5052 Kingsview Ct.~~	(NAME)	
(ADDRESS) Nashville TN 37203 ~~37220~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty-Five Thousand And No/100 Dollars ($825,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAMELA HUTTON, EXECUTRIX OF THE ESTATE OF JAMES L HUTTON, III AND CHRISTINA LYNN HUTTON WRIGHT, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY N. PEFANIS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated and being located in Davidson County, Tennessee, and being more particularly described as follows:

Being lot No. 20 on the Plan of Forest Park Subdivision, as of record in Book 2900, Page 122, Register's Office for said County.

Said Lot No. 20 begins at an iron pin in the Easterly margin of Kingsview Court, the common front corner of Lots Nos. 19 and 20; thence Northwardly with the Easterly margin of said Court, 177.4 feet to a concrete monument, beginning of a curve; thence Northeastwardly around said curve 42.7 feet to a concrete monument in the Southerly margin of Evansdale Drive; thence Eastwardly with the margin of Evansdale Drive, 240 feet to an iron pin, the common front corner of Lots Nos. 20 and 21, thence Southwardly along the line between Lots Nos. 20 and 21, 142 feet to a concrete monument; the common rear corner of Lots Nos. 19, 20, and 21; thence Westwardly along the line between Lots Nos. 19 and 20, 226.1 feet to the point of beginning.

Being the same property conveyed to James L. Hutton, Jr., and wife, Marjorie K. Hutton by Warranty Deed from Ira T. Adams and wife, Martha S. Adams of record in Book 3877, Page 881, Register's Office for Davidson County, Tennessee, dated April 06, 1965 and recorded on April 07, 1965. The said Marjorie K. Hutton aka Marjorie Krum Hutton died on or about September 11, 2020. The said James L. Hutton Jr., died intestate on or about March 31, 2009. See estate in the Probate Court for Davidson County, Tennessee, Case No. 21P-2493.

Being the same property conveyed to James L. Hutton III and Christina Lynn Hutton Wright by Executor's Deed from James L. Hutton III, the duly appointed Executor of the Estate of James L. Hutton Jr., deceased of record in Instrument No. 20221017-0113089, Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 17, 2022. The said James L Hutton III is deceased (DOD 08/12/2024) with his Last Will and Testament probated in Chancery Court for Maury County, TN in Case No. P-277-24 which established the James L Hutton III Marital Trust and Pamela Hutton as Trustee.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 5052 Kingsview Ct., Nashville, TN 37220
(House No.) (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 successors 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 our hands this 11 day of July, 2025.

The Estate of the James L Hutton, III

BY: _____
Pamela Hutton, Executrix

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Pamela Hutton, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Executrix of The Estate of James L. Hutton, III, the within named bargainor, as Executrix so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Executrix of said Estate.

Witness my hand and official seal at office, on this the 11th day of July, 2025.

_____
Notary Public

My Commission Expires: 10-31-2027

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Witness our hands this 11 day of July, 2025.

_____
Christina Lynn Hutton Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

_____
Notary Public

My Commission Expires: 10-31-2027

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 11th day of July, 2025

Dated 7-11-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of July, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL