# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1299973 DEEDWARR
07/21/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250721-0057072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8.12.28
(AFFIX SEAL)

YVETTE LYN MELORUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

File No.: 2025-1115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Camilla Gray-Faris | Camilla Gray-Faris | 181-11-0D-105.00-CO |
| (NAME) | (NAME) | |
| 1068 Indigo Aly | 1068 Indigo Aly | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood TN 37027 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL DEAN WALLECK AND ANDREW THOMAS HUGHES, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAMILLA GRAY-FARIS, UNMARRIED,** 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 in Davidson County, Tennessee, being Lot No. 105 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Dean Walleck and Andrew Thomas Hughes by Warranty Deed from Regent Homes, LLC, a Tennessee limited Liability company of record in Instrument No. 20230420-0029297, Register's Office for Davidson County, Tennessee, dated April 19, 2023 and recorded on April 20, 2023. See Scriveners Affidavit recorded on May 02, 2023 in Instrument No. 20230502-0032542, Register's Office for Davidson County, Tennessee.

**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 1068 Indigo Aly, Brentwood, TN 37027
(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 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 our hands this 14 day of July, 2025.

Michael Dean Walleck

Andrew Thomas Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July 2025, before me personally appeared Michael Dean Walleck and Andrew Thomas Hughes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 July 14, 2025.

Signature
July 14, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 14, 2025

Notary's Signature

My Commission Expires: 8.12.28

