THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252958**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2026. Notary Public My Commission Expires: 4-22-2028

Karen Johnson Davidson County
Batch# 1378711 DEEDWARR
02/10/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260210-0010115

WARRANTY DEED

Address New Owner: Casey Elaine Hughes and Michael Scott Hughes 1813 Bunting Way Drive Hermitage TN 37076	Send Tax Bills To: American Pacific Mortgage Corp. 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	Tax Information: Tax Parcel ID No. 098 06 0A 152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Antony W. Clifton and Sherry A. Clifton, as authorized Trustee of the Antony W. Clifton and Sherry A. Clifton Oath Protection Trust dated January 10, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Elaine Hughes and Michael Scott Hughes, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 136, PHASE TWO, SECTION A, BRIDGEWATER, as shown on Plat of record in Instrument No. 20061207-0151485, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Antony W. Clifton and Sherry A. Clifton Trustees of the Antony W. Clifton and Sherry Clifton Oath Protection Trust dated January 10, 2023, by Warranty Deed from Tony W. Clifton and Sherry A. Clifton, husband and wife, of record in Instrument No. 20230222-0012536, in the Register's Office of Davidson County, Tennessee, dated January 24, 2023 and recorded on February 22, 2023.

Being the same property conveyed to Tony W. Clifton and Sherry A. Clifton, husband and wife, by Warranty Deed from Jatin Amin and Deval Amin, husband and wife, of record in Instrument No. 20130429-0042212, in the Register's Office of Davidson County, Tennessee, dated April 25, 2013 and recorded on April 29, 2013.

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 record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION A, BRIDGEWATER, as recorded in Instrument No. 20061207-0151485.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051024-0128043 and as supplemented in Instrument No. 20071023-0125250 and amendment to the Bylaws recorded in Instrument No. 20190122-0006133.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150.

Charter for Bridgewater Master Association recorded as Instrument No. 20060223-0021110.

Common Open Space Deed recorded as Instrument No. 20160212-0013729.

This is improved property located at 1813 Bunting Way Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~19th~~ 3rd CP day of February, 2026.

Antony W. Clifton and Sherry A. Clifton Oath Protection Trust dated January 10, 2023

BY: _____
Antony W. Clifton, Trustee

BY: _____
Sherry A. Clifton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Antony W. Clifton and Sherry A. Clifton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The Antony W. Clifton and Sherry A. Clifton Oath Protection Trust dated January 10, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~19th~~ 3rd CP day of February, 2026.

_____
Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-17-2028

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 February 3, 2026.

Lissa Groom
Affiant
Date: February 3, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of February, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON