Karen Johnson Davidson County
Batch# 1425587 DEEDWARR
05/27/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20260527-0048178

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lance Johann	CrossCountry Mortgage, LLC	075-00-0-054.00
(NAME)	(NAME)	
131 Stoners Glen Drive	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cleveland, OH, 44114	
(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 considerations, the receipt of which is hereby acknowledged, **Vann Harvey Hughes, Heir of the Estate of Walter Eugene Hughes,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lance Johann and Jocelyn Gainey, Husband and Wife,** *hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land* in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land located in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, and shown as Lot No. 1 on the Plat of Stoner's Glen, of record as Instrument No. 200005050045403, and Surveyor's Certificate of Correction of record as Instrument No. 200101170005055, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete description of said property.

Being the same property conveyed to Walter Eugene Hughes and wife, Mary Jo Hughes by Warranty Deed from Stoner's Glen, LLC, a Tennessee limited liability company, dated 04/08/2022, of record in Instrument No. 200204090043684, Register's Office for Davidson County, Tennessee.

The said Mary Jo Hughes died on 05/14/2023, leaving the said Walter Eugene Hughes the sole surviving tenant by the entirety.

The said Walter Eugene Hughes died testate on 07/09/2025, devising subject property to Vann Harvey Hughes, Heirs at law of the estate of Walter Eugene Hughes, deceased, as evidenced in File No. 26P714, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 131 Stoners Glen Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 22 day of May, 2026.

The estate of Walter Eugene Hughes

Vann Harvey Hughes, Heir

State of ~~Tennessee~~ FL
County of ~~Wilson~~ St Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vann Harvey Hughes, Heir of the estate of Walter Eugene Hughes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 22 day of May, 2026.

Notary Public:
My Commission Expires: 12/14/2027

YVONNE ALICIA JOHNSON
Notary Public - State of Florida
Commission # HH 473414
My Comm. Expires Dec 14, 2027
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, R. Patrick Parker, 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 5-26-2026 **(date of document)**.

R Patrick Parker
Affiant Signature

5/26/26
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 26 day of May, 2026.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Jacqueline G Brown
Notary's Signature
My Commission Expires: 11-5-2029