Karen Johnson Davidson County
Batch# 1427918 DEEDWARR
06/04/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260604-0050494

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2026.

Notary Public
MY COMMISSION EXPIRES: 01/22/2030
File No. G26-25727

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kyle W. Hughes and Yanira E. Hughes (NAME)	**Legacy Home Loans, LLC DBA Steadfast Mortgage** (NAME)	**083 03 0T 001.00**
111 A Creighton Avenue (STREET ADDRESS)	**408 Highway 76** (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**White House, TN, 37188** (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Chelsea Leigh Davis, fka Chelsea Leigh Marcantonio, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO : **Kyle William Hughes and Yanira Elizabeth Hughes, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 111 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 111 Creighton Avenue, a Horizontal Property regime with Private Elements, of record in instrument No. 20150722-0071771 amended in Instrument 20160629-0066079, and being shown on Plat attached thereto as Exhibit "B" to said Deliration, in the register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chelsea Leigh Marcantonio, single woman by Deed dated December 30, 2021 from Audie Cole and Caroline Cole fka Caroline Smith, husband and wife, recorded January 11, 2022, in Instrument Number 20220111-0003210, in the Register's Office of Davidson County, Tennessee.

The said Chelsea Leigh Marcantonio and Chelsea Leigh Davis being one in the same person.
Brandon Davis joins in this conveyance to convey any interest in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 111 Creighton Avenue, Nashville, TN 37206.

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. Whenever 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 2nd day of June, 2026.

Chelsea Marcantonio Davis

Brandon Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2026, before me personally appeared Chelsea Marcantonio Davis and Brandon Davis, 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's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2026.

Notary Signature
My commission expires: 8/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 2, 2026**.

Affiant Signature

06/03/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 3, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

