Warranty Deed

Karen Johnson Davidson County
Batch# 1466686 DEEDWARR
09/01/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20260901-0080872

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $899,999.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2026.

Notary Public

My commission expires: 1-31-30

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy Philip Love and Laura Vick Love	CrossCountry Mortgage, LLC	072-02-0-173.00
1113 Kirkland Avenue	2160 Superior Avenue	
Nashville, TN 37216	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, TRUSTEES OF EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH LIVING TRUST DATED JUNE 13, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY PHILIP LOVE AND LAURA VICK LOVE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract of land in Davidson County, Tennessee as described as follows:

Being the easterly one-half of Lot No. 44, as shown on the map entitled Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Evan S. McHugh and Rebecca H. McHugh, husband and wife by Warranty Deed from Bethany Haskett, a single woman of record in Instrument No. 20190701-0064000 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 01, 2019.

Being the same property conveyed to Evan Scott McHugh and Rebecca Hopwood McHugh, trustees of Evan Scott McHugh and Rebecca Hopwood McHugh Living Trust Dated June 13th, 2024 by Trustee's Quitclaim Deed from Evan Scott McHugh and Rebecca Hopwood McHugh, as husband and wife of record in Instrument No. 20241107-0086675 Register's Office for Davidson County, Tennessee, dated June 13, 2024 and recorded on November 07, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1113 Kirkland Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of August, 2026.

Evan Scott McHugh and Rebecca Hopwood McHugh Living Trust dated June 13, 2024

By: _____
Evan Scott McHugh, Trustee

By: _____
Rebecca Hopwood McHugh, Trustee

STATE OF MN
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Evan Scott McHugh and Rebecca Hopwood McHugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Evan Scott McHugh and Rebecca Hopwood McHugh Living Trust dated June 13, 2024, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2026.

_____
Notary Public

My Commission Expires: 1-31-30

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 20. 2026

Affiant Signature

27th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028