Karen Johnson Davidson County
Batch# 1478800 DEEDWARR
09/30/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260930-0090161

WARRANTY DEED

(SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Robert G. Fields
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 3/5/2030

File #26-DW-8300-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert G. Fields		
(NAME)	(NAME)	**126 15 0A 196.00**
8300 Trading Post Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged,

RICHARD COLE HUFFMAN AND LYNN SIMPSON HUFFMAN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT G. FIELDS,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 180 on the plan of SECTION FOUR, BOONE TRACE AT BILTMORE, of record in Plat Book 9700, Page 932-933, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Cole Huffman and Lynn Simpson Huffman, husband and wife, by Warranty Deed from George Alexander Malina, unmarried man, of record in Instrument No. 20220630-0075666, in the Register's Office of Davidson County, Tennessee, dated June 15, 2022 and recorded on June 30, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 932-933.

* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717- 0075902.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Charter for Boone Trace Homeowners' Association recorded in Book 9607, Page 534.
* Common and Open Space Deed recorded in Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ___ **unimproved** , X ___ **improved** property known as: **8300 Trading Post Court, Nashville, TN 37221**.

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), their heirs and 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), 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 my/our hand(s) this the 29th day of September, 2026.

Richard Cole Huffman

Richard Cole Huffman

Lynn Simpson Huffman

Lynn Simpson Huffman

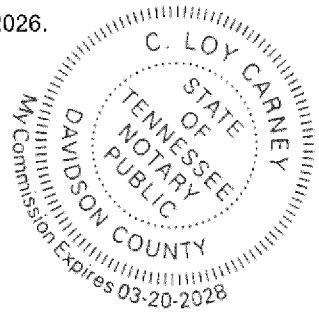
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2026, before me personally appeared Richard Cole Huffman, 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 29th day of September, 2026.

C. Loy Carney

Notary Signature
My commission expires:



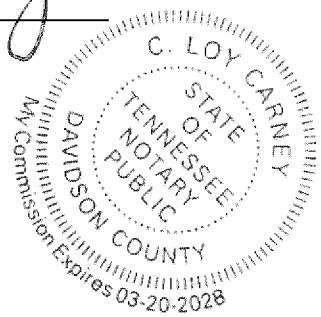
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2026, before me personally appeared Lynn Simpson Huffman, 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 29th day of September, 2026.

C. Loy Carney

Notary Signature
My commission expires:



I, Christy Tesch, 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 29th day of September, 2026.

Date: 29th day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of September, 2026.



Notary Public
My commission expires: 5/28/29