Bill Garrett Davidson County
Batch# 73019 DEEDWARR
03/26/2018 11:11:30 AM 10 pgs
Fees: $53.00 Taxes: $444.00
20180326-0028088

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 64055871 - 447507

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and devisees Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man**, for One Hundred Twenty Thousand Dollars and 00/100 ($120,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantee(s), **Randy L. Judkins, a single man**, whose address is 1938 Dahlia Drive, Nashville, Tennessee 37210-2317, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 34, Dahlia Gardens, Section 1, as of record in Book 2663, Page 93, Register's Office for said County.

Said Lot No. 34 fronts 142.1 feet on the Northerly margin of Pumping Station Road, now Omohundro Drive, and extends back 325.2 feet on the East line and 301.4 feet on the West line, to a broken line in the rear, measuring 154.8 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) does hereby covenant with the Grantee(s) that she is lawfully seized of the above described real estate, that she has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 09505001900
Street address of property: 1938 Dahlia Drive, Nashville, Tennessee 37210-2317
Prior Instrument Reference by which Grantor(s) acquired title: Book 5165, Page 807 in

the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Randy L. Judkins, 1938 Dahlia Drive, Nashville, Tennessee 37210-2317

Walter Judkins and Maxine Judkins, Husband and Wife, held title to the property as tenants by the entirety. The said Walter Judkins, a/k/a Walter Howard Judkins died on October 11, 2010, as evidenced by a Certificate of Death issued by the State of Tennessee, thereby vesting fee simple title to the above described premises in his surviving spouse, the said Maxine Judkins, by operation of law.

The said Maxine Judkins, a/k/a Eva Maxine Judkins, died testate on August 4, 2017, devising the property to Sharon Hanvy, Bruce Judkins, Pamela Evetts, Perry Judkins, Randy Judkins, and Mark Judkins. The said Grantor herein, Sharon Hanvy, was appointed Executrix of the Estate of Maxine Judkins on February 15, 2018, through Order for Letters Testamentary, issued by the Probate Court for Davidson County, Tennessee, as Docket Number 18-P-197.

Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, nor any spouses, may claim a homestead interest in the above described property.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 20th day of March, 2018.

Signatures of Grantors (1 and 2 of 7):

Sharon Kaye Hanvy a/k/a Sharon Hanvy

Sharon Kaye Hanvy,
a/k/a Sharon Hanvy

Sharon Kaye Hanvy a/k/a Sharon Hanvy as Executrix of the Estate of Maxine Judkins

Sharon Kaye Hanvy, a/k/a Sharon Hanvy,
as Executrix of the Estate of Maxine Judkins

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20th day of March, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sharon Kaye Hanvy, a/k/a Sharon Hanvy, individually, and as Executrix of the Estate of Maxine Judkins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 20th day of March, 2018.

Signature of Grantor (3 of 7):

Walter Bruce Judkins a/k/a Bruce Judkins

Walter Bruce Judkins,
a/k/a Bruce Judkins

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20th day of March, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Walter Bruce Judkins, a/k/a Bruce Judkins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 26th day of March, 2018.

Signature of Grantor (4 of 7):

Pamela Diane Evetts a/k/a Pamela Evetts

Pamela Diane Evetts,
a/k/a Pamela Evetts

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of March, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Pamela Diane Evetts, a/k/a Pamela Evetts, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 20th day of March, 2018.

Signature of Grantor (5 of 7):

Perry Judkins

Perry Judkins

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20th day of March, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Perry Judkins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and ~~year last~~ aforesaid.

Notary Public

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 20th day of MARCH, 2018.

Signature of Grantor (6 of 7):

Randy L Judkins AKA Randy Judkins

Randy L. Judkins,
a/k/a Randy Judkins

STATE OF Tennessee, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 20th day of MARCH, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Randy L. Judkins, a/k/a Randy Judkins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

Attached to and becoming a part of Deed between Sharon Kaye Hanvy, a/k/a Sharon Hanvy, a married woman, individually, and as Executrix of the Estate of Maxine Judkins, and Walter Bruce Judkins, a/k/a Bruce Judkins, a married man, and Pamela Diane Evetts, a/k/a Pamela Evetts, a married woman, and Perry Judkins, a married person, and Randy L. Judkins, a/k/a Randy Judkins, a single man, and Stephen Mark Judkins, a/k/a Mark Judkins, a married man, as Grantor(s), and Randy L. Judkins, a single man, as Grantee(s).

Signed this 20th day of March, 2018.

Signature of Grantor (7 of 7):

Stephen Mark Judkins AKA Mark Judkins

Stephen Mark Judkins,
a/k/a Mark Judkins

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 20th day of March, 2018 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Stephen Mark Judkins, a/k/a Mark Judkins, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year ~~last aforesaid~~.

Notary Public

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

201803260028088

Property Address: 1938 Dahlia Drive, Nashville, Tennessee 37210-2317
Tax Parcel: 09505001900

Oath of Consideration

I or we, Sharon Haney the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is One Hundred Twenty Thousand Dollars and 00/100 ($120,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 20th day of March, 2018.

Signatures of Affiant(s):

X Sharon Haney

Sworn and subscribed before me this 20th day of March, 2018

Notary Public

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

COMMISSION EXPIRES: 12-23-20

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE