WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149269 DEEDWARR
10/04/2018 03:30:30 PM 8 pgs
Fees: $43.00 Taxes: $832.50
20181004-0098797

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~SEPTEMBER~~ Oct, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public
S SUPREVICH
COBB COUNTY, GA
Exp. May 31st, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidweli & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marissa Anne Tompkins	New Owner	062-02-A-329.00-CO
(NAME)	(NAME)	
3149 Barksdale Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we Lynne Gentry and William Escue Hudson and Charles Brent Hudson, heirs-at-law of Randall L. Hudson, deceased, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Marissa Anne Tompkins, hereinafter called the GRANTEE(S), her 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 all of Lot No. 301 on the Plan of River Trace Estates, Phase 2, Section 6, of record in Instrument No. 20010605-0056138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randall L. Hudson, unmarried by Warranty Deed from Peter F. Danner and wife, Kim Danner, dated September 07, 2012 and recorded September 10, 2012 of record in Instrument No. 20120910-0081687, Register's Office for Davidson County, Tennessee.

The said Randall L. Hudson died intestate on April 16, 2018, leaving the said Lynne Gentry, William Escue Hudson, and Charles Brent Hudson as his sole heirs at law as evidenced in File No. 18P823 Probate Court Clerk's Office for Davidson County, Tennessee.

Lynne Gentry, in her capacity as Administrator of the Estate of Randall L. Hudson, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3149 Barksdale Harbor Drive, Nashville, TN 37214

(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.

Witness my/our hands this 28 day of September, 2018.

Lynne Gentry

Lynne Gentry, heir-at-law of Randall L. Hudson, deceased

William Escue Hudson, heir=at-law of Randall L. Hudson, deceased

Charles Brent Hudson, heir-at-law of Randall L. Hudson, deceased

Lynne Gentry

Lynne Gentry, Administrator

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Gentry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of Sept, 2018.

Notary Public:

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged herself to be Administrator of the Estate of Randall L. Hudson, and that she as such Administrator, executed the within instrument for the purposes therein contained, by signing the name of the entity by herself as Administrator.

Witness my hand and official seal this 28 day of Sept., 2018.

Notary Public
My Commission expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Brent Hudson, whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____, 2018.

_____
Notary Public:

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

unimproved ☐

This is improved ☒ 3149 Barksdale Harbor Drive, Nashville, TN 37214

(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.

Witness my/our hands this 28 day of Sept., 2018.

_____

Lynne Gentry, heir-at-law of Randall L. Hudson, deceased

_____

William Escue Hudson, heir-at-law of Randall L. Hudson, deceased

_____

Charles Brent Hudson, heir-at-law of Randall L. Hudson, deceased

_____

Lynne Gentry, Administrator

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Gentry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this _____ day of _____, 2018.

_____

Notary Public:

My Commission Expires: _____

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence and who upon oath, acknowledged herself to be Administrator of the Estate of Randall L. Hudson, and that she as such Administrator, executed the within instrument for the purposes therein contained, by signing the name of the entity by herself as Administrator.

Witness my hand and official seal this _____ day of _____ _____, 2018.

_____
Notary Public
My Commission expires: _____

State of GA
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Brent Hudson, whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2 day of OCT, 2018.

T Chuprevich
Notary Public:

Notary Public
T CHUPREVICH
COBB COUNTY, GA
Exp. May 21st, 2022

My Commission Expires: 5/21/22

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

unimproved ☐

This is improved ☒ 3149 Barksdale Harbor Drive, Nashville, TN 37214

(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.

Witness my/our hands this 28 day of Sept, 2018.

Lynne Gentry, heir-at-law of Randall L. Hudson, deceased

William Escue Hudson, heir-at-law of Randall L. Hudson, deceased

Charles Brent Hudson, heir-at-law of Randall L. Hudson, deceased

Lynne Gentry, Administrator

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Gentry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of Sept., 2018.

Notary Public:

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Loudon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Escue Hudson, whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1 day of October, 2018.

Jackie Sue MacDonald
Notary Public:

My Commission Expires: 4-11-20



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Julie Dyess, 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

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

