WARRANTY DEED

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JULY 26, 2021

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

AFFIANT

Subscribed and sworn to before me this the 15th day of October, 2019.

NOTARY PUBLIC

My commission expires:

Karen Johnson Davidson County
Batch# 302578 DEEDWARR
10/18/2019 09:16:13 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20191018-0106785

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1162 MCCOLLUM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Jefferson McCollum and Juliana Thomas McCollum	New Owner	
(NAME) 509 Hill Road	(NAME)	161-09-0-002.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Nancy Maria Hudson Cook and Don C. Hudson sole heirs of Nancy H. Hudson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nick Jefferson McCollum and Juliana Thomas McCollum, 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 Lot No. 4, on the plat of Hillview Estates, as of record in Book 3600, Page 89, Register's Office of Davidson County, Tennessee. Said Lot No. 4, fronts 110.0 feet on the curved southerly margin of Hill Road, and extends back between lines, 216.99 feet on the westerly line and 200.42 feet on the easterly line, to a dead line in the rear, measuring 73.2 feet thereon.

Being the same property conveyed to William D. Hudson and wife, Nancy H. Hudson by Warranty Deed from James A. Lewis and wife, Frances S. Lewis, dated April 23, 1975, of record in Book 4968, Page 101, Register's Office for Davidson County, Tennessee, dated April 23, 1975 and recorded on April 30, 1975. Both William D. Hudson and Nancy H. Hudson having since died, and the property is vested in Don Christopher Hudson and Nancy Maria Hudson Cook by Will probated in Davidson County Probate Court Case No. 19P801.

DESIGNATED as Tax ID: 161-09-0-002.00

This is
unimproved ☐
improved ☒ property known as 509 Hill Road, Nashville, TN 37220

(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 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. 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 hand this the 15th day of October, 2019.

Nancy Maria Hudson Cook

Nancy Maria Hudson Cook

Don C. Hudson

Don C. Hudson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, Nancy Maria Hudson Cook and Don C. Hudson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 15th day of October, 2019.

Kelsey Pitman

Notary Public

My Commission Expires: 9/22/20

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY