This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 309240 DEEDWARR
10/31/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20191031-0112069

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 138,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd day of October, 2019

Notary Public

My Commission expires 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Matt Hudson
Laura Ringger
1407 Eastland Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04313023400

WARRANTY DEED

19NT00948

Effective the 23rd day of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BELLATOR GROUP, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATT HUDSON AND WIFE, LAURA RINGGER

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "H" on the plan of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the Northerly margin of Elm Street and extends back parallel lines 200 feet, to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Bellator Group, LLC, by Quit Claim Deed from Jeremy Dukes, dated 03/24/2008 and recorded 03/24/2008 as Document No. 20080324-0029182, Register's Office for Davidson County, TN.

This is an improved property commonly known as 409 Elm St, Madison, TN 37115.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23rd day of October, 2019

Clifton J. Dukes, Authorized Signor Bellator Group LLC
Clifton J. Dukes, Authorized Signor for Bellator Group, LLC

State of ~~Tennessee~~ FL
County of ~~Davidson~~ Orange

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Clifton J. Dukes, Authorized Signor for Bellator Group, LLC**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 23rd day of October, 2019.

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
ASHLEY DOUBLET
Commission # GG 175811
Expires January 16, 2022
Bonded Thru Budget Notary Services

My commission expires: 01/16/2022

Certificate of Authenticity

I, Sean Huddleston, do hereby make oath that I am a license attorney and/or 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 Davidson

Personally appeared before me Sean Huddleston, a notary public for this county and state, Stephanie Coleman 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: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY