Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 639285

Karen Johnson Davidson County
Batch# 357082 DEEDWARR
02/12/2020 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20200212-0016079

WARRANTY DEED

DANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 3/27/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas W. Jackson III	New Owner	131-07-4-C-002.00 CO
(NAME)	(NAME)	
4419B Lone Oak Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust dated June 19, 2018 and Diane Musick Hudson, Trustee of the Diane Musick Hudson Revocable Trust dated June 19, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas W. Jackson III, AKA Thomas Jackson and Amie L. Jackson, AKA Amie Jackson, 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 Unit B of 4419 Lone Oak Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4419 Loan Oak Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151110-0114579, register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4419 Loan Oak Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151110-0114579, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Larry Hudson and Diane Hudson, by Warranty Deed from Loan Oak, LLC, a Tennessee limited liability company, dated September 23, 2016, of record in Instrument No. 20160926-0101499, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust dated June 19, 2018, as to a 1/2 undivided interest, and Diane Music Hudson, Trustee of the Diane Musick Hudson Revocable Trust dated June 19, 2018, as to a 1/2 undivided interest, by Quitclaim Deed from Larry Hudson and Diane Hudson, husband and wife, dated June 19, 2018, of record in Instrument No. 20180621-0059875, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4419B Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 1424, page 2 and Instrument No. 20151110-0114579; restrictions of record in Book 1488, page 131 and Instrument No. 20151110-0114579; By-Laws of record in Instrument No. 20151110-0114579; Articles of Incorporation/ Charter of record in Instrument No. 20151110-0114579; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 11th day of February, 2020.

Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust dated June 19, 2018

Diane Musick Hudson, Trustee of the Diane Musick Hudson Revocable Trust dated June 19, 2018

State of NC
County of Wake

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Larry Claude Hudson, Trustee of the Larry Claude Hudson Revocable Trust dated June 19, 2018 and Diane Musick Hudson, Trustee of the Diane Musick Hudson Revocable Trust dated June 19, 2018, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of Cary, Wake County, State of North Carolina, this 10th day of February, 2020.

Notary Public Melinda Vasquez
My Commission Expires: 01/15/2023

MELINDA L VASQUEZ
NOTARY PUBLIC
Nash County
North Carolina
My Commission Expires Jan. 15, 2023

File No.: 30956

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

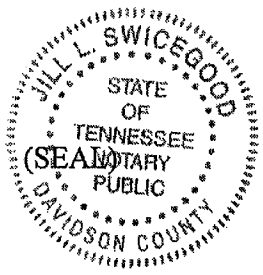
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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