WARRANTY DEED

Karen Johnson Davidson County
Batch# 421047 DEEDWARR
06/19/2020 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20200619-0065321

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Karen Farmer
Affiant

Subscribed and sworn to me on 06/04/20.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Henry Richardson 7824 Trotter Road Charlotte, NC 28216	NEW OWNER	046-00-0-030.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald Hudgins and Anita Gail Potts nka Anita Hudgins, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Henry Richardson, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a parcel of land in the Civil District of Nashville, Davidson County, Tennessee, lying along the northerly margin of Bull Run Road, being a portion of the property conveyed to Herbert Smith, et. ux. by deed of record in Book 2647, Page 621, R.O.D.C.,TN., and being more particularly described by survey of Crawford Land Surveying Company dated December 31, 1992, as follows:
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> Beginning at an iron pin in the northerly margin of Bull Run Road, said iron pin being the southwesterly corner of the property conveyed to Joe David Bolling, et. ux. by deed of record in Book 5323, Page 25, Register's Office of Davidson County, Tennessee; thence, with the northerly margin of Bull Run Road, with a curve to the left having a radius of 509.68 feet for a length of 246.93 feet to a point in the southeast corner of the property conveyed to Michael L. Potts by deed of record in Book 5623, Page 387, R.O.D.C.,TN; thence with Potts easterly line North 2 Degrees 9 Minutes 46 Seconds West 1103.60 feet to an iron pin; thence, with the westerly line of the property conveyed to Henry Pay Phelps, et. ux. by deed of record in Book 6528, Page 199, R.O.D.C.,TN., South 24 Degrees 1 Minute 45 Seconds East 961.17 feet to an iron pin in the westerly line of aforementioned Bolling property; thence, with said westerly line, the following calls: South 39 Degrees 25 Minutes 17 Seconds West 144.09 feet to an iron pin; thence, with a curve to the left having a radius of 135.72 feet for a length of 106.79 feet to an iron pin; thence, South 10 Degrees 35 Minutes 30 Seconds East 58.82 feet to an iron pin; thence South 18 Degrees 16 Minutes 20 Seconds West 50.09 feet to the point of beginning, containing 5.23 acres, more or less.
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> Being the same property conveyed to Donald Hudgins and Anita Gail Potts by Installment Deed from Charles E. Jones, of record in Book 8854, Page 536, Register's Office for Davidson County, Tennessee, dated February 1, 1993 and recorded February 2, 1993.

This is improved property known as 4884 Bull Run Road, Ashland City, Tennessee 37015.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS

do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 06/04/2020.

Donald Hudgins

Anita Hudgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/01/20, before me personally appeared Anita Hudgins and Donald Hudgins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/01/2020.

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY