Karen Johnson Davidson County
Batch# 452220 DEEDWARR
08/06/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20200806-0087835

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF JULY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Hunt Shipman	SIERRA PACIFIC MORTGAGE	
(NAME)	(NAME)	081 07 4A 002.00
1825 11TH AVE N #B	6021 UNIVERSITY BLVD, STE 200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	ELLICOTT CITY, MD 21043	
(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, **Robert Hudson and Tamika S. Hudson, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Hunt Shipman**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 1825B, as established in Declaration of Covenants, Conditions and Restrictions for Hudson Manor, a Horizontal Property Regime with Private Elements of record at Instrument No. 20161114-0119418, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Hudson and wife, Tamika S. Hudson, as tenants in common with full rights of survivorship by Quit Claim Deed from Robert Hudson of record in Instrument No. 20181105-0109419, Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 05, 2018.

Being a portion of the same property conveyed to Robert Hudson and wife, Tamika S. Hudson, as tenants in common with full rights of survivorship by Quit Claim Deed from Robert Hudson of record in Instrument No. 20181102-0108849, Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 02, 2018.

Being a portion of the same property conveyed to Robert Hudson by Quitclaim Deed from Blue Chip Investments, LLC of record in Instrument No. 20161114-0119417, Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 14, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1825 11th Ave N #B Nashville, TN 37208
(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 29 day of July, 2020.

Robert Hudson by Memorie White Attny in fact

Robert Hudson, by Memorie White, Attorney in Fact

Tamika S Hudson by Memorie White Attny in fact

Tamika S. Hudson, by Memorie White, Attorney in Fact

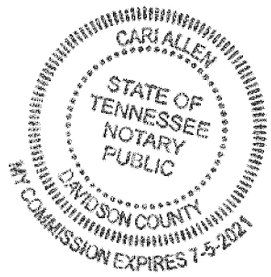
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cari Allen, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Robert Hudson and Tamika S. Hudson and acknowledged that she executed the same as the free act and deed of the said Robert Hudson and Tamika S. Hudson.

WITNESS my hand and official seal at office this 29 day of July, 2020.

Cari Allen
Notary Public

My Commission Expires: 7-5-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022