Karen Johnson Davidson County
Batch# 454005 DEEDWARR
08/11/2020 09:50:29 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20200811-0089086

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 7 day of July 2020.

Notary Public
My commission expires: 1-2421

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Robert Hudson | New Owner | 081-06-0-211.00 |
| 1612 Stokley Lane | | |
| Old Hickory, TN 37138 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valerie Hyde Mabon, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert Hudson and Tamika Hudson, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, page 37, Register's Office for Davidson County, Tennessee.

Said lot fronts 64.2 feet on the northeasterly side of Salem Mason Drive and runs back 114.5 feet on the northwesterly line and 106.8 feet on the southeasterly line to a dead line in the rear on which it measures 34 feet.

Being the same property conveyed to John B. Hyde, Jr. and Barbara J. Hyde by Warranty Deed from Stanley T. Snodgrass, Trustee, dated October 11, 1962 of record in Book 3437, page 523, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Barbara J. Hyde by Quitclaim Deed from John B. Hyde, Jr. dated February 3, 1972 of record in Book 4575, page 66, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed Barbara J. Smith and husband, John W. Smith, Sr. by Quitclaim Deed from Barbara J. Hyde dated July 29, 1997 of record in Book 10547, page 47, Register's Office for Davidson County, Tennessee. The said John W. Smith, Sr. having since died on November 28, 2005, vesting fee simple title in the wife, Barbara J. Smith as surviving tenant by the entirety. Barbara J. Smith died intestate on or about July 18, 2012, leaving John Benjamin Hyde, III, William Lorenzo Hyde and Valerie Hyde Mabon as her only heirs-at-law.

John Benjamin Hyde, III died intestate on or about September 16, 2019, leaving William Lorenzo Hyde and Valerie Hyde Mabon as his only heirs-at-law.

William Lorenzo Hyde died intestate on or about January 31, 2020, leaving Valerie Hyde Mabon as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20200512-0049158 and in Instrument No. 20200811-0089086 said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1904 Salem Mason Dr, Nashville, TN 37208

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 7th day of August, 2020.

Valerie Hyde Mabon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valerie Hyde Mabon,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of August, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020066696