Karen Johnson Davidson County
Batch# 519467 DEEDWARR
11/20/2020 11:22:29 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20201120-0136786

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0850

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of November, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cobey Dylan Abbott 538 Owendale Drive Antioch, TN 37013	New Owner	150-01-0-320.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alfrien Hudson and Elma E. Hudson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cobey Dylan Abbott, a single man

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot Number 50 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for said County.

Said Lot Number 50 fronts 83.57 feet on the Easterly side of Owendale Drive and runs back 155.0 feet on the Southerly line and 154.55 feet on the Northerly line to a rear line on which it measures 74.05 feet.

Being the same property conveyed to Alfrien Hudson and Elma Hudson, husband and

wife, as tenants by the entireties by Special Warranty deed from Nationstar Mortgage LLC, DBA Champion Mortgage Company, a Limited Liability Company of record in Instrument No. 20131104-0114393 Register's Office for Davidson County, Tennessee, dated October 31, 2013 and recorded on November 04, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 538 Owendale Drive, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of November, 2020.

Alfrien Hudson

Elma Hudson

Elma E. Hudson

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alfrien Hudson and Elma E. Hudson** 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 this 18th day of November, 2020.

OFFICIAL SEAL
PATRICIA ANN DODD
Notary Public - State of Illinois
My Commission Expires 4/10/2022

Notary Public
My Commission Expires: 4/10/2022