Record to: WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 579191 DEEDWARR
02/26/2021 09:18:43 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210226-0024419

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/20/24 (AFFIX SEAL)

THOMAS J. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Alex Andrea Saunders	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME)	(NAME)	095120A22200CO
2737 Airwood Dr	1125 Schilling Blvd E #107	
(ADDRESS)	(ADDRESS)	
Nash TN 37214	Collierville, TN 38017	
(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, **Rhonda Hudson and Lera Hudson, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Andrea Saunders**, HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 Lot No. 48 on the Plan of Final Plat of Lakeland, Section Two, Phase Two of record in Plat Book 6900, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rhonda Hudson by Warranty deed from J. Marvin Hopper joined by his spouse Anita S. Hooper of record in Book 8228, page 446, Register's Office for Davidson County, Tennessee, dated October 31, 1990 and recorded on October 31, 1990.

Lera Hudson joins in this conveyance to transfer any and all marital interest she may have as the spouse of Rhonda Hudson.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Planned Unit Development Boundary Plat of record in Plat Book 7900, Page 102, and Plat Book 7900, Page 103, Covenants, Conditions and Restrictions of record in Book 6781, Page 163, Book 7826, Page 462, as supplemented and amended in Book 8079, Page 800, Charter of record in Book 7820, Page 601, Common Area Conveyance of record in Book 8068, Page 686, Easements for sanitary sewers and/or storm drainage, of record in Book 4925, Page 65, Book 4286, Page 864 and in Book 4754, Page 522, Easement to the City of Nashville acting by and through the Electric Power Board, a municipal corporation, of record in Book 2017, Page 592 and Book 2145, Page 20, Deed of Conveyance of Water and Sanitary Sewer Lines of record in Book 7628, Page 596 and in Book 7628, Page 590, Restrictive Covenant for Detached Structure of record in Instrument No. 20170314-0025041, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 2737 Airwood Dr. Nashville, TN 37214 unimproved

(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 23 day of February, 2021.

Rhonda Hudson

Lera Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rhonda Hudson and Lera Hudson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of February, 2021.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021