Karen Johnson Davidson County
Batch# 638135 DEEDWARR
05/18/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210518-0066742

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis Hudson, and Christopher Hudson, Sr.	Geneva Financial	Map: 174110A36600CO
(NAME) 2584 Kanlow Dr	(NAME) 3155 South Price Rd. Ste 105	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chandler, AZ 85248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JARED ANDREW BECKETT AND LAUREN BECKETT, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRAVIS HUDSON, AN UNMARRIED MAN AND CHRISTOPHER HUDSON, SR., AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being Lot No. 276 on the Plan of Cane Ridge Farms, Phase VI Section 1 of record in Plat at Instrument No. 20050209-0015098, 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 Jared Andrew Beckett and Lauren Beckett, husband and wife, by deed from Randall R. Harvey and wife, Cynthia D. Harvey, of record in Instrument No. 20161006-0105957, dated October 5, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20050209-0015098, said Register's Office.

Charter for Homeowners Association of record in Instrument No. 20010815-0088360 and Instrument No. 20010816-0088852, in the Register's Office for Davidson County, Tennessee.

Detention Maintenance Agreement of record in Instrument No. 20050825-0101604 and Instrument No. 20070130-0012097, in the Register's Office for Davidson County, Tennessee.

Easement to United Telephone Co. of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20010815-0088361 and Instrument No. 20160614-0059957, in the Register's Office for Davidson County, Tennessee.

Utilities Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4420, Page 36 and Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20060112-0004819, Instrument No. 20100526-0040558 and Instrument No. 20101228-0102708, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2584 Kanlow Dr, Antioch, TN 37013
(House No.) (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 our hands this 13th day of May, 2021.

Jared Andrew Beckett

Lauren Beckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jared Andrew Beckett and Lauren Beckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of May, 2021.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.