WARRANTY DEED

Karen Johnson Davidson County
Batch# 685033 **DEEDWARR**
07/28/2021 10:12:17 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210728-0101357

O-VRES-21-508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JULY, 2021.

Notary Public

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

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Oded Gan Eden and Anat Mahrer Gan Eden	**Home Point Financial Corp.**	
(NAME)	(NAME)	
7620 E. Carol Way	**9 Entin Road, Suite 200**	**142-11-0-111.00**
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260	**Parsippany, NJ 07054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA C. HUDSON AND F. ODELL PULLEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ODED GAN EDEN AND ANAT MAHRER GAN EDEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 55 on the Plan of Westward Winds of record in Book 3700, Page 32, in the Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda C. Hudson and F. Odell Pullen, wife and husband by Warranty deed from Bonnie M. Webb, unmarried of record in Instrument No. 20160602-0055495 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016. (Value of consideration shown in aforementioned deed $226,000.00.) Being also known as 508 Westward Winds Dr Nashville, Tennessee 37221.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3944, Page 377, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement Agreement of record in Instrument Number 20180511-0045408, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Westward Winds Dr, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 22 DAY OF JULY, 2021.

Brenda C. Hudson, by her attorney in fact, Kate Nyquist

F. Odell Pullen, by his attorney in fact, Kate Nyquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRENDA C. HUDSON AND F. ODELL PULLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA C. HUDSON AND F. ODELL PULLEN.

Witness my hand and official seal, this the 22nd of July, 2021.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212