WARRANTY DEED

Karen Johnson Davidson County
Batch# 694304 DEEDWARR
08/11/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20210811-0108114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$645,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF AUGUST, 2021.

Jacqueline G Burr
Notary Public

MY COMMISSION EXPIRES: 7-5-22
(AFFIX SEAL)

JACQUELINE G BURR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Robert Edward Hudson	SEND TAX BILLS TO: owner at owners address	MAP-PARCEL NUMBERS
(NAME) 1612 Stokley Lane	(NAME) 1612 Stokley Ln	11813000400
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory TN 37138	
(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, **Walter Cody Leaver, III and wife, Carol H. Leaver**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Edward Hudson**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 46 and 47 on the Map of Draughon Tract as of record in Book 974, Page 39, Register's Office for said County, and part of Lots 41 and 47 on the Map of Section No. 1 of the Oriental Golf Club Subdivision, as of record in Book 1424, Page 10, Register's Office for said County.

Said property fronts 60 feet on the South side of Graybar Lane and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Walter Cody Leaver III and wife, Carol H. Leaver by Executors deed from Walter Cody Leaver III, Executor of the Estate Anne O'Kain Leaver A/K/A Anne O. Leaver of record as Instrument No. 20180418-0036484, Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 18, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1107 Graybar Ln Nashville, TN 37204
(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 9th day of August, 2021.

Walter Cody Leaver III

Walter Cody Leaver, III

Carol H. Leaver

Carol H. Leaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

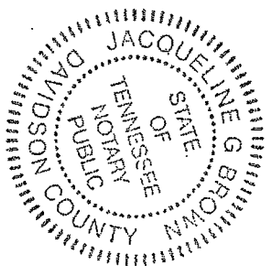
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Walter Cody Leaver, III and Carol H. Leaver,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the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

WITNESS my hand and official seal at office this 9th day of August, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed ~~attorney~~ and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/21.

Holly A Mason
Affiant Signature

8/9/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of August, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22