Karen Johnson Davidson County
Batch# 696250 DEEDWARR
08/12/2021 11:59:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210812-0108858

Prepared to and Return to Barbara G. Hudson, 7412 Hallows Drive, Nashville, TN

This instrument prepared without benefit of title examination from information furnished to the Preparer.
Preparer makes no warranties as to title to the property or to the accuracy of information furnished.

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 12 day of August 2021, by and between:

Barbara G. Hudson, party of the first part, and

Charles Rice Hudson, party of the second part,

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, the part of the first par and the second part, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto the party of the first part and the second part, 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:

Tract 1

Land in Davidson County, Tennessee being Lot No. 354 on the Map of Charlotte Park Subdivision, Section 5, as of record in Book 2663, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 354 fronts 78.0 feet on the southeasterly side of Annex Avenue and extends back 120.4 feet on the northeasterly line and 141.5 feet on the southwesterly line to a broken line in the rear on which it measures 85.7 feet.

Being the same property conveyed to Charles Rice Hudson by deed from L. Alice Hudson, a widow, of record in Book 8445, page 717, Register's Office for davidson County, Tennessee.

TRACT2

BEING A PORTION OF THE SAME PROPERTY DESCRIBED IN THE PLAT OF THE DUNAWAY WOODS (SECTIONS ONE) REVISION ONE TO LOTS 24 AND 26 AS FOUND IN INSTRUMENT NO. 20080220-0016766 AS RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY,TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 0.15 ACRE PARCEL OF LAND FORMERLY BEING A PORTION OF LOT 24 AS DESCRIBED IN IN THE PLAT OF THE DUNAWAY WOODS (SECTIONS ONE) REVISION ONE TO LOTS 24 AND 26 AS FOUND IN INSTRUMENT NO. 20080220-0016766 AND NOW BEING A PORTION OF LOT 26.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JEREMY KETCHUM AND BRIDGETTE GRAY IN INSTRUMENT NO. 20020227-0024730 AS RECORDED IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TN

Tract 3

Being Lot No. 26 on the Plan of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, Register's Office for Davidson County, Tennessee to which plan refence is hereby made for a more complete legal description.

Being the same property conveyed to Charles R. Hudson and wife, Barbara G. Hudson by deed from Daniel B. Hicks and wife, Paula H. Hicks by deed of record in Book 8453, page 416, Register's Office for said County.

Tract 1 being the same property conveyed to party of the First Part by deed of record at Book 11163 Page 362 as recorded in the Register's Office of Davidson County, TN.

Tract 2 being the same property conveyed to party of the First Part by Deed of record at 20081030-0108226 as recorded in the Register's Office of Davidson County, TN.

Tract 3 being the same property conveyed to Barbara G. Hudson by Deed recorded at 11163 Book 360 as shown in the Register's Office of Davidson County, TN.

[redacted]

This conveyance is made subject to: All matters of record

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditatments thereunto belonging or in any wise appertaining unto the said party of the second part, so that the title of the aforesaid real estate shall be vested in the party of the first part and the second part as an estate by the entireties with the right of survivorship to the entire fee simple title in the survivor of the parties, it being the express intention of the party of the first part by this instrument to create an estate by the entireties in and to the entire interest in the property previously held by the party of the first part.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor and GRANTEE, 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 Grantor and GRANTEE, 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 the signature of the party of the first part and the second part on the day and year first above written.

Barbara G. Hudson
Barbara G. Hudson First Party

Charles Rice Hudson
Charles Rice Hudson Second Party

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Barbara G. Hudson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that /she executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at the office, the 12 day of August 2021.

Leon M Augusty
Notary Public

My commission expires 5/20/2025.

LEON M AUGUSTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles Rice Hudson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that /she executed the within instrument for the purpose therein contained.

WITNESS my hand and Notarial Seal at the office, the 12 day of August 2021.

Notary Public

My commission expires 5/20/2025.

LEON M AUGUSTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ *, which amount if equal to or greater than the amount which the property would command at a fair and voluntary sale.

*** Exempt pursuant to TCA § 67-4-409 (a) (3) (A).**

Affiant

Subscribed and sworn to before me this the 12 day of August 2021.

Notary Public My Commission Expires: 5/20/2025

LEON M AUGUSTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mail Tax Bills to:	Property Owner & Address: Barbara G. Hudson and Charles Rice Hudson 7412 Hallows Drive Nashville, TN 37221

Tract 1
Tax Parcel ID Number: 090-16-007
Property Address: 496 Annex Ave, Nashville, TN 37209

Tract 2
Tax Parcel ID Number: p/o 12809004800
Property Address: 0.15 acres at Lot 26 Dunaway Woods Sec 1, Nashville, TN also known as 7412 Hallows Drive, Nashville, TN

Tract 3
Tax Parcel ID Number: p/o 12809004800/
Property Address: 7412 Hallows Drive, Nashville, TN