When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
File Number: JM-CR-21-3724

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-13608-RL-s

Karen Johnson Davidson County
Batch# 713276 DEEDWARR
09/13/2021 10:35:19 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210913-0122083

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

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

Subscribed and sworn to before me, this the 9th day of September, 2021.

Stacey Denson Palmer
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Allen Hudson Laura Kathryn Hudson 3724 Moss Rose Drive Nashville, TN 37216	Matthew Allen Hudson Laura Kathryn Hudson 3724 Moss Rose Drive Nashville, TN 37216	073 10 0 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Lynn M. Sokol, a married woman, now known as Lynn M. Kimmons, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Matthew Allen Hudson and Laura Kathryn Hudson, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 70 on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 70 fronts 80 feet on the East margin of Moss Rose Drive and runs back 142.73 feet on the South line and 131.7 feet on the North line to a dead line in the rear on which it measures 93.88 feet.

Being the same property conveyed to Lynn M. Sokol, an unmarried woman, by Warranty Deed from Stanley R. Bartholomai and Betty Bartholomai as Trustees of The Bartholomai Family Revocable Living Trust dated May 7, 2003, of record in Instrument No. 20041019-0125736 and as Re-recorded in

Instrument No. 20041118-0138769, in the Register's Office of Davidson County, Tennessee, dated October 15, 2004 and recorded on October 19, 2004.

This is improved property located at: **3724 Moss Rose Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2021.

GRANTOR:

Lynn M. Sokol n/k/a Lynn M. Kimmons

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF Allegheny

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lynn M. Sokol n/k/a Lynn M. Kimmons , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~9th~~ 8th day of September, 2021.

Notary Public
My Commission expires: Dec. 15, 2024

Commonwealth of Pennsylvania - Notary Seal
CAROL L KREZAN - Notary Public
Allegheny County
My Commission Expires December 15, 2024
Commission Number 1301008