Karen Johnson Davidson County
Batch# 715370 DEEDWARR
09/14/2021 11:12:47 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20210914-0123000

WARRANTY DEED

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/26/24

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Amanda Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: My-Linh Ngo	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 902A Knox Avenue	(NAME)	118014Y00100
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **Robert Hudson, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **My-Linh Ngo, a single person,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit 902A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Hudson Manor VI, a Horizontal Property Regime With Private Elements of record as Instrument No. 20200817-0092052, being shown on Plat attached thereto as Exhibit "A", 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 a portion of the same property conveyed to Robert Hudson, a married man by Warranty deed from Victoria Jenkins, Co-Executrix and Carmen Tucker, Co-Executrix of the estate of Vergie Mae Lewis of record in Instrument No. 20200825-0096355 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 25, 2020.

Grantor warrants that this property has not been used as his primary residence and has been used for investment purposes only.

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 902 A Knox Avenue 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 10th day of September, 2021.

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson** [redacted], with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of September, 2021.

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON