IED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937345

OFFICIAL SEAL
GARRETT SMITH
NOTARY PUBLIC, State of New Mexico
My Commission Expires 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $461,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2021.

Notary Public
My Commission Expires: 5/9/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurel Hildner 1012 N 6th Street Nashville TN 37207	New Owner	Tax Parcel ID No. 082 04 0 111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oliver Hudson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurel Hildner**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Sharpe and Crutcher's Addition, of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Oliver Hudson, by Warranty Deed from Jamie Tate Felts, married, of record in Instrument No. 20141217-0115208, in the Register's Office of Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sharpe and Crutcher's Addition, as recorded in Plat Book 57, Page(s) 82.

Karen Johnson Davidson County
Batch# 724103 **DEEDWARR**
09/27/2021 10:42:52 AM 2 pgs
Fees: $13.00 Taxes: $1,707.55

20210927-0129262

This is improved property located at 1012 N 6th Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of September, 2021.

Oliver Hudson

STATE OF NM
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Oliver Hudson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2021.

Notary Public
My Commission Expires: 5/9/23

OFFICIAL SEAL
GARRETT SMITH
NOTARY PUBLIC, State of New Mexico
My Commission Expires 5/9/2023