Karen Johnson Davidson County
Batch# 759256 DEEDWARR
11/22/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,125.91
20211122-0155002

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $304,300.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2021. Notary Public My commission expires: 7/9/24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James W. Self	Community Mortgage	**052-05-0-043.00**
837 Walnut Street	1945 E Valley View Pkwy, Ste F	
Madison, TN 37115	Independence, MO 64055	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James Hudak, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James W. Self, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, of Block J on the Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 13 fronts 60 feet on the East side of Walnut Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James Hudak and Stacey Hudak, husband and wife by Warranty Deed from Billy D. Butler and wife, Ellie Butler of record in Instrument No. 20140627-0056451, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to James Hudak by Quit Claim Deed from James Hudak and Stacey Hudak of record in Instrument No. 20161221-0133915 Register's Office for Davidson County, Tennessee.

This is improved property known as **837 Walnut Street, Madison, TN 37115.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. ; Real estate taxes for all subsequent years, the current years taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of November, 2021.

James Hudak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

by audio-video communication (WM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Hudak, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of November, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000363-524

SP 11/2015

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 16, 2021.

Tori Cole

Affiant Signature

Date: 11/16/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 16, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

