Karen Johnson Davidson County
Batch# 760752 DEEDWARR
11/24/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20211124-0156404

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Eugene Day (NAME)	**Colten Mortgage, LLC** (NAME)	07107018000
1814 Meridian Street (ADDRESS)	**6021 S. Syracuse Way, Suite 104** (ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	**Greenwood Village, CO 80111** (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, **Harold Hudgins and Amanda Michelle Hudgins, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Eugene Day, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the north 50 feet of Lot No. 11 on the Resubdivision of I.D. Luton's Addition, of record in Plat Book 974, Page 55, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of Meridian Street and run back parallel lines 200 feet to a dead line.

Being the same property conveyed to Harold Hudgins and wife, Amanda Michelle Hudgins, by virtue of that certain Quit Claim Deed dated February 12, 2001, and being of record at Instrument No. 20010221-0016336 in the Register's Office of Davidson County, Tennessee.

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 1814 Meridian St. Nashville, TN 37207
(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 18th day of November, 2021.

Amanda Michelle Hudgins

Amanda Michelle Hudgins

Harold Hudgins

Harold Hudgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 18th day of November, 2021.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or 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 11-18-2021.

Affiant Signature

11-18-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date