Name and Address of New Owner:
Cory McNamara
113 Stonecrest Drive
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 792780 DEEDWARR
01/19/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220119-0007272

Send Tax Bills To:
Legacy Home Loans d/b/a Steadfast Mortgage
4004 Hillsboro Pike, 216B
Nashville, TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 114-12-0A-007.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin M. Hudson, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cory McNamara, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Stoneridge, Phase 1, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Justin M. Hudson, an unmarried individual, by Warranty Deed from Marquis Homes LLC., a Tennessee Corporation limited liability company, of record in Instrument No. 20070323-0035349, Register's Office for Davidson County, Tennessee, dated February 27, 2007 and recorded on March 23, 2007. (Value or consideration as shown in aforementioned deed $172,902.00.) The said Justin M. Hudson having since married.

This is NOT the principal residence of the Grantor named herein

Being also known as 113 Stonecrest Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of January, 2022.

Justin M. Hudson (SEAL)

STATE OF IDAHO
COUNTY OF TETON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin M. Hudson, 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 this 10th day of January, 2022.

JUDY LOU DAVIS
Notary Public
State of Idaho
Commission Number 37267

Notary Public
My commission expires: 12/04/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of January, 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-21-1985

Certificate of Authenticity

I, Sarah Lite, 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 1-10-22.

Date

Affiant Signature

1-10-22

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of Jan, 2022.

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON