Karen Johnson Davidson County
Batch# 809784 DEEDWARR
02/23/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220223-0020390

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2022.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 7009 Old Hickory Blvd Trust	**New Owner**	**03900016000**
PO BOX 695	**Same**	
Madison, TN 37116		

FOR AND IN 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 ACKNOWLEDGE, WE,

Johnny Ray Hudgens, individually and Belinda Gayle Bannister and Michael Wayne Hudgens, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 7009 Old Hickory Blvd Trust

HEREINAFTER CALLED THE GRANTEES, 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 part of the tract marked "Sold to R. D. Marshal" on the plan of the lands sold in the cause of Earthman v. McCord, et al, under Rule No. 38136 of the Chancery Court of Nashville, a copy of the plan of said land being of record in Plan Book 3, Page 16, of said Chancery Court and also being known as Tract No. 8, described according to a copy of the survey thereof by L.D. Justice, Surveyor, August 21, 1947, as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the corner of Tracts 7 and 8; thence with the line between said tracts, North 28 degrees 09' East and 639 feet to the center line of Old Hickory Boulevard; thence with the center line of the same South 61' 51" West 100 feet to the beginning, containing 1.86 acred, more of less.

Being the same property conveyed to Johnny Ray Hudgens, individually, and Belinda Gayle Bannister and Michael Wayne Hudgens, as tenants in common, by Executor's Deed from Johnny Ray Hudgens, Executor of the Estate of Ruth O. Hudgens, dated May 29, 2019, of record in Instrument No. 20190531-0051988, in the Register's Office for Davidson County, Tennessee. Subject property was not the sole primary residence of said Grantors, their spouses, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 7009 Old Hickory Blvd, Whites Creek, TN 37189.

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 in 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.

Johnny Ray Hudgens Date: 2.10.22

Belinda Gayle Bannister Date: 2.10.22

Michael Wayne Hudgens Date: 2.10.22

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Johnny Ray Hudgens, Belinda Gayle Bannister, and Michael Wayne Hudgens, the within named Grantor(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.

Witness my hand, at office, this 10 day of February, 2022.

NOTARY PUBLIC

My Commission Expires:_____

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
MY COMM. EXPIRES SEPTEMBER 13, 2022

Certificate of Authenticity

I, Jennifer Russell, 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 02/10/2022.
Date

Jennifer Russell
Affiant Signature

02/10/2022
Date

State of TN
County of Montgomery

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

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
MY COMM. EXPIRES SEPTEMBER 13, 2022