PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064 615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Mary Lee Hudson/William P. Hudson

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS26th DAY OF_MAY, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 865632 DEEDQC
06/01/2022 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220601-0063230

Address New Owner	Send Tax Bills	Map-Parcel Numbers
William P. Hudson and Mary Lee Hudson Trust 1107 Haverhill Dr Brentwood, TN 37027	**Same**	**11/41.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Ruth T. Hudson has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto William P. Hudson and Mary Lee Hudson Co-Trustees of the William P. Hudson and Mary Lee Hudson Trust UAD 5/20/2022 their successors and/or assigns, a remainder interest and Ruth T. Hudson retains a life estate in in and to a certain tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 187 on the Plan of Sutherland Heights, Section V of record in Book 2900 Page 1 Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 187 fronts 165 feet on the easterly side for Gay Winds Court and runs back 246.8 feet on the northerly line and 249.5 feet on the southerly line to a dead line in the rea measured 165 feet

Being the same property conveyed to William B. Hudson and wife Ruth T. Hudson by deed from Clarence Elrod and wife Elaine C. Elrod of record in Book 3185 Page 611 Register's Office for Davidson County, Tennessee. William B. Hudson died on 4/22/2005 leaving Ruth T. Hudson as the surviving tenant by entirety.

Subject to the following: 1) All matters appearing on the Plan of Sutherland Heights, Section V of record in Book 2900 Page 1 Register's Office for Davidson County, Tennessee
2) Easement for Dedication of Sanitary Sewers and/or Storm Drainage of record

in Book 8233 Page 9 Register's Office for Davidson County, Tennessee 3) First Right of Refusal attached as Exhibit A.

This is improved property known as 2819 Gaywinds Ct, Nashville, TN 37214

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 26th day of May, 2022.

Ruth T. Hudson by William P. Hudson attorney in fact

Ruth T. Hudson by William P. Hudson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of May, 2022 before me personally appeared William P. Hudson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ruth T. Hudson acknowledged that such person executed the same as the free act and deed of Ruth T. Hudson.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

FIRST RIGHT OF REFUSAL

This grant of right of first refusal made on this 26th day of May 2022, granted by The William P. Hudson and Mary Lee Hudson Trust UAD 5/20/2022 hereinafter referred to as Seller to Linda A. Hudson and Susan C. Hudson hereinafter referred to as Purchaser.

A. Seller owns real property located at 2819 Gaywinds Ct. Nashville TN 37214, and described more particularly as follows

Being Lot No. 187 on the Plan of Sutherland Heights, Section V of record in Book 2900 Page 1 Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 187 fronts 165 feet on the easterly side for Gay Winds Court and runs back 246.8 feet on the northerly line and 249.5 feet on the southerly line to a dead line in the rea measured 165 feet

Being the same property conveyed to The William P. Hudson and Mary Lee Hudson Trust UAD 5/20/2022 by deed from Ruth T. Hudson of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

B. This property is not currently being offered for sale, but *Seller* recognizes the possibility that it may be offered for sale at some later date.

C. Seller desires to give to Purchasers to first of right purchase the property if and when it is offered for sale as follows:

1. If Seller desires to sell the above-described property on or before May June 1 2023, Seller shall notify Purchasers of Seller's desire to sell. The Purchase Price shall be Three Hundred Thousand & no/100 ($300,000.00) PLUS reimbursement for any improvements made on the property and other costs of ownership such as taxes and insurance and maintenance. If *Seller* desires to sell the above-described property after June 1, 2023 but before June 1 2024 the Purchase Price shall be based on fair market value. Purchasers shall have the first right to purchase the property and if Purchaser elects such an election shall be made by written notice to Seller within thirty (30) days of receipt of written notice from Seller of Seller's intent to sell Within five (5) days thereafter, the parties shall enter into a formal contract of sale containing the provisions normally used in such contracts in Davidson County, Tennessee, for Purchase Price as outlined above and a closing date on or before sixty (60) days from the election and as parties may mutually agree.

3. If Purchaser fails to give the notice and to enter into a contract as provided in Paragraph 1, Seller shall be relieved of all liability to Purchaser under this agreement and may dispose of the property as Seller sees fit.

I, Amy Cross Nance, 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 this 26th day of May, 2022

Dated 5/26/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 26th day of May, 2022

My commission expires: 11-16-25

Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY