Karen Johnson Davidson County
Batch# 874699 DEEDWARR
06/21/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,188.44
20220621-0070162

WARRANTY DEED

EILEEN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/27/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-208M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Chris Keith	Chris Keith	095-11-0-005.00 and
(NAME)	(NAME)	
416 Wanda Drive	P. O. Box 100227	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, MARY J. LEWIS, TRUSTEE AND HER SUCCESSORS IN TRUST OF THE MARY J. LEWIS REVOCABLE LIVING TRUST AND JULIA MAY HUDGINS GHEE AND JAMIE HUDGINS NICHOLSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRIS T. KEITH, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 17 on the Map of Cloverdale Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Northwesterly margin of Wanda Drive at the common corner of Lots 17 and 18; thence with the line between Lots 17 and 18, 369 feet in a Northwesterly direction to a point, the common rear corner of Lots 17 and 18; thence 81 feet North 30 degrees 10 minutes East to a point marked by a corner post; thence 37.8 feet South 79 degrees 25 minutes East to a point marked by a 24" ash tree; thence 185 feet South 43 degrees 50 minutes East to a point marked by a 12" sassafras tree; thence 174 feet along the common line of Lots 17 and 16 to a point in the Northwesterly margin of Wanda Drive; thence along Wanda Drive 58 feet to the point of beginning.

Being the same property conveyed to Oscar J. Hudgins and wife, Mary A. Hudgins, by Warranty Deed from Horace S. Broyles and wife, Omie Louise Broyles, of record in Book 2277, Page 211, Register's Office for Davidson County, Tennessee, dated May 05, 1954 and recorded on May 05, 1954. Said Oscar J. Hudgins became deceased, vesting Mary A. Hudgins as surviving tenant.

Being a portion of the same property conveyed to Mary Jackson by Quitclaim Deed from Mary Hudgins nka Mary Jackson of record in Instrument No. 20090625-0059122 Register's Office for Davidson County, Tennessee, dated June 24, 2009 and recorded on June 25, 2009.

Said Mary A. Hudgins aka Mary Jackson became deceased on October 26, 2015, leaving Last Will and Testament filed Probate for Muniment of Title in Docket No. 2015-PR-550 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Mary Jacqueline Hudgins Lewis, Julia May Hudgins Ghee and Jamie Hudgins Nicholson are named as devisees.

Being the part of same property conveyed to Mary J. Lewis, Trustee, and her successor in trust, of The Mary J. Lewis Revocable Living Trust by Quitclaim Deed from Mary Jaqueline Hudgins Lewis of record in Instrument No. 20160920-0098603 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 20, 2016.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2094, Page 87, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

unimproved ☐
This is improved ☒ property, known as 416 Wanda Drive, Nashville, TN 37214
(House No.) (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 GRANTEE, his 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 successors 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.

Witness our hands this 13th day of June, 2022.

Mary J. Lewis, Trustee and her successors in trust of The Mary J. Lewis Revocable Living Trust

BY: Mary J. Lewis
Mary J. Lewis, Trustee

Julia May Hudgins Ghee
Julia May Hudgins Ghee

Jamie Hudgins Nicholson
Jamie Hudgins Nicholson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 13 day of June, 20 22, before me personally appeared Julia May Hudgins Ghee and Jamie Hudgins Nicholson , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written.

Eileen Smith
Notary Public
My Commission Expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me,the undersigned authority of the state and county mentioned, personally appeared Mary J. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee authorized to execute the instrument of The Mary J. Lewis Revocable Living Trust, the within named bargainor, and that such Trustee as such authorized person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand and seal, at office, this 13 day of June, 2022.

Eileen Smith
Notary Public
My Commission Expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 6/13/2022 (date of document).

Eileen Smith
Affiant Signature

6/14/2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 14th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 8, 2025
COUNTY OF CANNON