STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Shelia Hudson

Affiant

STATE OF MISSOURI
County of SAINT LOUIS CITY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2022.

Tammy Rene Hyde Lee

Notary Public

MY COMMISSION EXPIRES: 08/26/2023

File No. G22-16287

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2023

Karen Johnson Davidson County
Batch# 887884 DEEDWARR
07/12/2022 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220712-0080170

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward Jose Martinez (NAME) 341 Vailview Dr (STREET ADDRESS) Nashville TN 37207 (CITY) (STATE) (ZIP)	(NAME) New Owner (STREET ADDRESS) (CITY) (STATE) (ZIP)	50-15-70

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 HEREBYACKNOWLEDGED, WE, **Shelia Hudson, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Jose Martinez, unmarried,** 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 Lot No. 39 on the Plan of Sky View, as of record in Book 2331, page 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of lot.

Being the same property conveyed to Shelia Hudson, an unmarried woman by Deed dated September 30, 2011 from Jane Randolph, unmarried, recorded October 5, 2011, in Instrument Number 20111005-0077275, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 341 Vailview Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 8th day of July, 2022.

Shelia Hudson

STATE OF MISSOURI
COUNTY OF SAINT LOUIS CITY

On this 8th day of July, 2022, before me personally appeared Shelia Hudson, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2022.

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2023

Notary Signature
My commission expires: 08/26/2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: July 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON