WARRANTY DEED

Karen Johnson Davidson County
Batch# 908624 DEEDWARR
08/26/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $437.34
20220826-0096537

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,200.00.

Affiant

Subscribed and sworn to me on 08/25/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Henry Glen Richardson 7824 Trotter Road Charlotte, NC 28216	Same as New Owner	A portion of 046 00 0 086.00 and 046 00 0 087.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald L. Hudgins and wife, Anita G. Hudgins, formerly known as Anita G. Potts, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Henry Glen Richardson, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

4870 Bull Run Rd. Ashland City, Tennessee 37015
Map Parcel 046 00 0 086.00:

Being a parcel of land located in the Second Civil District of Davidson County, Tennessee, a portion of the Donald L. Hudgins and Anita C. Hudgins 26 acre tract recorded in Instrument Number 20101216-0100109, bounded on the south by Hudgins, west by Just Justifying, LLC, north by Beaman Park, east by Hudgins' 20 acre tract,being more particularly described as follows:

Beginning at an existing iron rod on the westerly boundary of Hudgin's 26 acre tract , lying N26 deg 30'W 795.50 feet along the original line with Potts as recorded in Instrument Number 20030604-0076006 from an existing iron rod on the northerly margin of Bull Run Road at Hudgin's southwest corner; thence,

Along the westerly line of the 26 acre tract with Just Justifying, LLC as recorded in Instrument Number 20210727 – 0100426 N03 deg 45'E 3224.00 feet to Hudgins' northwest corner; thence,

Along the northerly line of the 26 acre tract with Beaman Park S88 deg 00'E 264.00 feet; thence,

Along the easterly line of the 26 acre tract with Hudgins 20 acre tract as recorded in Deed Book 9866 page 472 S03 deg 45'W 2736.00 feet to an existing iron rod;with same S15 deg 34'E 449.50 feet to a new iron rod at a 22'' black oak; thence,

Along new division lines severing the 26 acre tract N61 deg 54'W 61.60 feet to an iron rod on the east side of a ridge road; S78 deg 28'W 367.50 feet to the beginning, containing 19.9 acres, more or less, according to the 26 acre deed and a new division plat prepared by Boyd B. Gibbs, RLS No. 1598, PO Box 165, Centerville, Tennessee, 37033, dated July 5, 2022.

Being a portion of the same property conveyed to Donald L. Hudgins and wife, Anita G. Hudgins, by Quitclaim Deed from Anita Potts, now Anita Hudgins, dated December 14, 2010 and recorded December 16, 2010, of record in Instrument No. 20101216-0100109, Register's Office for Davidson County, Tennessee.

4876 Bull Run Rd. Ashland City, TN 37015
Map Par. 046 00 0 087.00

Being a parcel of land located in the Second Civil District of Davidson County, Tennessee, a portion of the Donald L. Hudgins and Anita C. Hudgins 20 acre tract recorded in Deed Book 9866 page 472, bounded on the south by Hudgins, west by Hudgins' 26 acre tract, north by Beaman Park, east by Yates and Richardson, being more particularly described as follows:

Beginning at an existing iron rod on the easterly boundary of Hudgins' 20 acre tract at the most northerly corner of Richardson as recorded in Instrument Number 20200619 – 0065321, lying N09 deg 23'45"W 1098.80 feet with Richardson's westerly line from an existing iron rod on the northerly margin of Bull Run Road at Hudgins' southeast corner; thence,

Along the easterly line of the 20 acre tract with Richardson S09 deg 23'45"E 623.00 feet to a new iron rod at the bottom of the pond levee; thence,

Along new division lines severing the 20 acre tract N81 deg 36'W 94.00 feet to a new iron rod ;N35 deg 01'W 260.60 feet to a new iron rod at a 22" black oak on the original westerly boundary of the 20 acre tract; thence,

along the original westerly line of the 20 acre tract with Hudgins' 26 acre tract recorded in Instrument Number 20101216 – 0100109 N03 deg 45'E 2736.00 feet to the northwest corner of the 20 acre tract; thence,

along the original northerly boundary with Beaman Park S88 deg 00'E 264.00 feet; thence,

Along the easterly line of the 20 acre tract with Yates as recorded in Instrument Number 20210706 -0090539 S03 deg 45'W 2772.00 feet to the beginning , containing 19.5 acres , more or less , according to the 20 acre deed and a new division plat prepared by Boyd B. Gibbs, RLS No. 1598, PO Box 165, Centerville, Tennessee, 37033, dated July 5 , 2022.

Being a portion of the same property conveyed to Donald L. Hudgins and Anita G. Potts, now known as Anita G. Hudgins, by Warranty Deed from Michael G. Potts, dated November 21, 1995 and recorded November 22, 1995, of record in Book 9866, page 472, Register's Office for Davidson County, Tennessee.

This is a part of improved property known as 4870 & 4876 Bull Run Rd., Ashland City, Tennessee 37015.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 08/25/22.

Donald L. Hudgins

Anita G. Hudgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/25/22, before me personally appeared Donald L. Hudgins and Anita G. Hudgins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/25/22

NOTARY PUBLIC

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 25, 2022.**

Signature 08/25/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 25th day of August, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY