WARRANTY DEED

Karen Johnson Davidson County
Batch# 913798 **DEEDWARR**
09/07/2022 03:58:54 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50

20220907-0100481

LM-BRE-22-1525

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Hudson and Tamika Hudson	**New Owner**	
(NAME)	(NAME)	
1612 Stokley Lane		081-15-0-111.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER MAY AND WINONA DENNIS MCGOWAN AND MARGARET BOZUNG MAYS AND DEANNA MARIE MAYS AND RACHEL DANIELLE MAYS AND JENNIFER ANDREA MCQUARRIE AND JOSHUA JAMES MAYS AND JOY J. DENNIS AND ELAINE MOORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HUDSON AND WIFE, TAMIKA HUDSON ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 31 on the Plan of S. A. Champion's Subdivision of Certain lots in the Harding Addition, as of record in Book 161, Page 132 Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the Westerly side of 21st Ave. North, formerly Estrella Street, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Ruth Dennis a single person by Warranty deed from Grace Harrison Ferguson, a widow of record in Book 5438, Page 991, Register's Office for Davidson County, Tennessee, dated May 04, 1979 and recorded on May 22, 1979.

Ruth Dennis also known as Ruth E. Dennis having since died on May 26, 2018. Her will was contested in the Davidson County Probate Court Case No. 18P-1297, in which the contestants and respondents entered into a family settlement in lieu of probating the contested will. This Warranty Deed is being executed pursuant to such settlement, by Winona McGowan (daughter of Ruth Dennis), Chirstopher May (son of Ruth Dennis) and the heirs at law of James Edward Mays, Jr. (son of Ruth Dennis).

James Edward Mays, Jr. was a party to such family estate settlement, but died intestate thereafter, on April 8, 2022, leaving Margaret Bozung Mays, Joshua James Mays, Deanna Marie Mays, Rachel Danielle Mays and Jennifer Andrea McQuarrie as his heirs at law as evidenced by Affidavits of Heirship filed for record in Instrument No. 20220602-0063806, Register's Office for Davidson County, Tennessee.

Joy J. Dennis (granddaughter of Ruth Dennis) and Elaine Moore (niece of Ruth Dennis) are parties to the Ruth Dennis estate settlement and join in this conveyance to quitclaim and convey whatever right, title, or interest they may have in the subject property, in consideration of the portion of the proceeds of its sale provided for in the said estate settlement, the receipt of which they hereby acknowledge.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1525 21st Ave N, Nashville, Tennessee 37208.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

DENTY CHEATHAM executes this instrument as attorney-in-fact for Christopher May, Margaret Bozung Mays, Deanna Marie Mays, Rachel Danielle Mays, Jennifer Andrea McQuarrie, and Joshua James Mays, pursuant to a power of attorney from the said persons, dated June 26, 2022, and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20220907-0100490.

Witness my/our hand(s) this the 2nd DAY OF SEPTEMBER, 2022.

Winona Dennis McGowan
Winona Dennis McGowan

Joy J. Dennis

Elaine Moore

Christopher May, by Denty Cheatham, attorney-in-fact
Christopher May by Denty Cheatham,
Attorney in Fact

Margaret Bozung Mays, by Denty Cheatham, attorney-in-fact
Margaret Bozung Mays by Denty Cheatham,
Attorney in Fact

Deanna Marie Mays, by Denty Cheatham, attorney-in-fact
Deanna Marie Mays by Denty Cheatham,
Attorney in Fact

Rachel Danielle Mays, by Denty Cheatham, attorney-in-fact
Rachel Danielle Mays by Denty Cheatham,
Attorney in Fact

Jennifer Andrea McQuarrie, by Denty Cheatham, attorney-in-fact
Jennifer Andrea McQuarrie by Denty Cheatham,
Attorney in Fact

Joshua James Mays, by Denty Cheatham, attorney-in-fact
Joshua James Mays by Denty Cheatham,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WINONA DENNIS MCGOWAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public

My Commission Expires: _____

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOY J. DENNIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public

My Commission Expires: _____

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELAINE MOORE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denty Cheatham**, 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 **CHRISTOPHER MAY, MARGARET BOZUNG MAYS, DEANNE MARIE MAYS, RACHEL DANIELLE MAYS, JENNIFER ANDREA MCQUARRIE and JOSHUA JAMES MAYS**, and who acknowledged he executed the same as the free act and deed of the said CHRISTOPHER MAY, MARGARET BOZUNG MAY, DEANNE MARIE MAYS, RACHEL DANIELLE MAYS, JENNIFER ANDREA MCQUARRIE and JOSHUA JAMES MAYS.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public

My Commission Expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903