Karen Johnson Davidson County
Batch# 923530 DEEDWARR
09/30/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20220930-0107983

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tony Douglas Hudson, II	TONY DOUGLAS HUDSON, II	Parcel ID: 164 06 0B 078.00
(NAME)	(NAME)	
540 Bradburn Village Circle	540 BRADBURN VILLAGE CIRCLE	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Chacko and Agitha Paul, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tony Douglas Hudson, II, A Married Man,** 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 Unit No. 121 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Registers Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Chacko and Agitha Paul, husband and wife, from Carol Caldwell, a married woman by Warranty Deed dated August 12, 2020 and recorded on August 20, 2020 in Instrument No. 20200820-0093953, Register's Office for Davidson County, Tennessee. A Scrivener's Affidavit was recorded in Instrument No. 20200923-0109434 to correct the Grantee's name.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 540 Bradburn Village Circle, Antioch, TN 37013

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. 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 this 27th day of September, 2022

Paul Chacko

Agitha Paul

STATE OF NEW YORK

COUNTY OF Westchester

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paul Chacko and Agitha Paul, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2022.

Notary Public

My Commission Expires:

(SEAL)

Eimer J. Baez
Notary Public, State of New York
Reg. No. 01BA6423254
Qualified in Westchester County
Commission Expires 10/12/2025

Certificate of Authenticity

I, Holly Mason, 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 9/27/22.

Affiant Signature

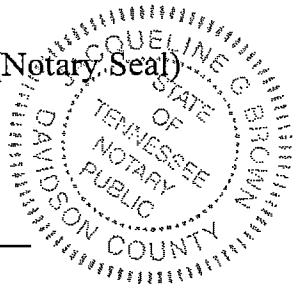
9/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of September, 2022

Notary's Signature

(Notary Seal)



My Commission Expires: 11/3/25