ADDRESS NEW OWNER: Donald Hudson
Evelyn Hudson

4729 Potomac Ln
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 929594 DEEDWARR
10/14/2022 11:13:03 AM 2 pgs
Fees: $13.00 Taxes: $2,379.10
20221014-0112770

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 171-03-0A-101.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Christie A. Lee, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Donald Hudson and Evelyn Hudson, husband and wife, and Linda Hudson, a married woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 509 and Plat Book 7900, Page 749, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christie A. Lee, unmarried, by deed from Larry E. Martin and Lynn Loveless Martin, husband and wife, recorded June 28, 2017, of record in Instrument No. 20170628-00651110, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4729 Potomac Lane, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(2) All matters as shown on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 749, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Boundary Plat of Fredericksburg of record in Plat Book 7900, Page 509, said Register's Office.(4) All matters as shown on Plan of the Amenities Area Fredericksburg of record in Plat Book 7900, Page 807, said Register's Office.(5) Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 65, as amended in Book 9500, Page 393; Book 9860, Page 840; and Book 10694, Page 541, said Register's Office Register's Office.(6) Register's Office.(10) Deed of conveyance to The Metropolitan Government of Nashville and Davidson County for water mains of record in Book 9698, Page 81 and Book 10208, Page 811, said Register's Office.(11) Deed of conveyance to The Metropolitan Government of Nashville and Davidson County for sanitary sewer of record in Book 9698, Page 124 and Book 10208, Page 768, said Register's Office.(12) Easements granted to the State of Tennessee of record in Book 7851, Page 712, said Register's Office.(13) Easements of record in Book 9607, Page 41 and Book 10623, Page 831, said Register's Office.(14) Agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 7993, Page 269, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of August 2022.

Christie A. Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christie A. Lee, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of August 2022.

Notary Public
My Commission Expires: 9/2/2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $643,000.00.

Affiant

Subscribed and sworn before me this 18th day of August 2022.

Notary Public
My Commission Expires: 9/2/2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

File No. 2207-150

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024