Karen Johnson Davidson County
Batch# 959483 DEEDWARR
01/10/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230110-0001967

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 3/22/26 (AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Bethelhem Sebokessa	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
3204 Sailmist Point	New Owner	150-16-0A-054-00.CO
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Ayana Hudson, unmarried, Flake Hudson, III, unmarried, and Karrington Hudson, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethelhem Sebokessa,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 38 on the Plan of Final Plat of Windhaven Shores, Section Two of record in Plat at Instrument No. 20031210-0176853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Flake T. Hudson, unmarried by Warranty deed from T.F. Home, LLC of record in Instrument No. 20050531-0061248 Register's Office for Davidson County, Tennessee, dated May 25, 2005 and recorded on May 31, 2005.

Flake T. Hudson having deceased on May 03, 2022. See Affidavit of Heirship of record in Instrument No. 20220726-0085307 in the Register's Office for said county leaving Ayana Hudson, Flake Hudson, III, and Karrington Hudson as his heirs.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3204 Sailmist Pt. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of November, 2022.

. Ayana Hudson

Ayana Hudson

. Flake Hudson III, a minor by Ayana Hudson
. Parent and Limited Guardian

Flake Hudson, III, a Minor
By Ayana Hudson, Parent and Limited Guardian
Pursuant to Order of the Probate Court of
Davidson County, Docket No. 22P2218, **Entered**
November 30 2022

. Karrington Hudson, a minor by Ayana Hudson
. parent and limited Guardian

Karrington Hudson, a Minor
By Ayana Hudson, Parent and Limited Guardian
Pursuant to Order of the Probate Court of
Davidson County, Docket No. 22P2194,
Entered November 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ayana Hudson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2022.

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Ayana Hudson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Parent and Limited Guardian on behalf of Flake Hudson, III, and Karrington Hudson and acknowledged that she executed the same as the free act and deed of the said Flake Hudson, III, and Karrington Hudson.

WITNESS my hand and official seal at office this 30th day of November, 2022.

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/30/22 (date of document).

Affiant Signature

12/2/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212