Karen Johnson Davidson County
Batch# 964685 DEEDWARR
01/26/2023 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20230126-0006042

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$339,000.00

AFFIANT

Subscribed and sworn to before me, this 13th day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Claude & Marilyn Peters 1952 Port James Circle Antioch, TN 37013	New Owner	165-09-0A-058-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY NINE THOUSAND DOLLARS AND 00/100 ($339,000.00) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 13th day of January, 2023, the undersigned, **Steve Hudson and Edith Hudson,** as Co-Guardians over Minor Child's Property (Christian Hunter and Corey Mann, surviving minor heirs of the Estate of Ashley C. Hudson, deceased) per Court Orders of the Seventh Circuit Court for Davidson County, Tennessee, Docket Numbers 22P1475 and 22P1476, hereinafter called the Grantors, have bargained, sold, and by these presents do transfer and warrant to **Claude Peters Jr. and Marilyn M. Peters, husband and wife,** hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in Davidson County, and having an address of **1952 Port James Circle Antioch, TN 37013**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Two, Lakewood Village, of record in Instrument No.200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ashley C. Hudson, unmarried, by Deed from Stacey Lynn Sheldon, an unmarried woman, dated August 17, 2017, recorded August 21, 2017, of record in Instrument Number

20170821-0085587, and Affidavit of Heirship recorded in Instrument Number 20221028-0116644, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1952 Port James Circle Antioch, TN 37013.

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This the 13th day of January 2023.

Steve Hudson
Co-Guardian for Minor Children
Christian Hunter and Corey Mann

Steve Hudson.
Co-Guardian for Minor Children
Christian Hunter and Corey Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Steve Hudson ,**with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of January, 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Edith Hudson
Co-Guardian for Minor Children
Christian Hunter and Corey Mann

Edith Hudson,
Co-Guardian for Minor Children
Christian Hunter and Corey Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Edith Hudson** ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of January 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, 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.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024