THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444136**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,050,000 00 Affiant Subscribed and sworn to before me, this 14th day of April, 2023 Notary Public My Commission Expires

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Karen Johnson Davidson County
Batch# 994292 DEEDWARR
04/20/2023 10 12 34 AM 2 pgs
Fees $13 00 Taxes $3,885 00

20230420-0029086

WARRANTY DEED

Address New Owner Hannah Babitt 908 Marengo Lane Nashville TN 37204	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No 118 10 0 044 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul L. Budslick, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Babitt, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of Sutton Hill Section of Marengo Park, of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

The previous conveyance erroneously references Plat Book 947, Page 67 instead of Plat Book 974, Page 67.

Being the same property conveyed to Paul L Budslick, an unmarried man, by Warranty Deed from Anita L. Michaud and Roger Michaud, of record in Instrument No 20090818-0077587, in the Register's Office of Davidson County, Tennessee, dated August 14, 2009, and recorded on August 18, 2009

Allison Duke Budslick joins in this conveyance for the purpose of conveying all right, Title, and interest in and to the above described property as spouse of Paul L. Budslick

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sutton Hill Section of Marengo Park, as recorded in Book 974, Page 67

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 421

This is improved property located at 908 Marengo Lane Nashville TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 4P23908

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023

Paul L. Budslick

Allison Duke Budslick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul L. Budslick and Allison Duke Budslick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of April, 2023

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024