WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002433 DEEDWARR
05/11/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20230511-0035351

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00.

Nancy S. Hudgins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15TH~~ 10 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.02.2023
(AFFIX SEAL)

WESSLEY INSCOE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-23-03783

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Epperson and Susan M. Epperson	Kelly Epperson and Susan M. Epperson	
(NAME) 2190 Ingram Rd	(NAME) 2190 Ingram Rd	031-00-0-045-00
(ADDRESS) Whites Creek, TN 37189-9151	(ADDRESS) Whites Creek, TN 37189-9151	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($564,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY S. HUDGINS, TRUSTEE OF THE HUDGINS FAMILY TRUST DATED DECEMBER 12, 2007 AND UNDER THE TERMS OF THE HUDGINS FAMILY TRUST DATED DECEMBER 12, 2007**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY EPPERSON AND SUSAN M. EPPERSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a stone in the south line of James M. Dutton's 17.2 acres, more or less, as of record in Book 1810, page 537, said Register's Office; thence with his line South 70 degrees 30" West 152 feet to a point; thence South 0 degrees 15" West 1414 feet, more or less, to a point in a branch; thence North 66 degrees 30" East 105 feet to an iron pin in said branch in Durand's West line at Pewitt"s corner; thence with Pewitt's West line North 2 degrees 15" east 1424 feet to the point of beginning and containing 4.0 acres more or less.

Being the same property conveyed to Billy R. Hudgins and Nancy S. Hudgins, Trustees in a Revocable Living Trust for the benefit of Billy R. Hudgins and Nancy S. Hudgins, under the terms of the Hudgins Family Trust dated 12-12-2007 by Quitclaim Deed from Billy R. Hudgins and wife, Nancy S. Hudgins of record in Instrument No. 20080128-0008844, Register's Office for Davidson County, Tennessee, dated December 12, 2007 and recorded on January 28, 2008.

Being the same property conveyed to Billy R. Hudgins and wife, Nancy S. Hudgins by Warranty Deed from Frances Hudgins, an unmarried person of record in Instrument No. 20010717-0075474, Register's Office for Davidson County, Tennessee, dated July 11, 2001 and recorded on July 17, 2001.

unimproved ☐

This is improved ☒ property, known as 2190 Ingram Rd, Whites Creek, TN 37189-9151
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Nancy S. Hudgins, Trustee of the Hudgins Family Trust dated December 12, 2007 and under the terms of the Hudgins Family Trust dated December 12, 2007, this 15th day of May, 2023.

BY: Nancy S. Hudgins
Nancy S Hudgins, Trustee
of the Hudgins Family Trust dated December 12, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, WESSLEY INSCOE, a Notary Public for Davidson County, Tennessee, do hereby certify that Nancy S. Hudgins, as Trustee of the Hudgins Family Trust dated December 12, 2007, and under the terms of the Hudgins Family Trust dated December 12, 2007, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~10th~~ WI. 15 10 day of May, 2023.

Notary Public

My Commission Expires: 10-02-2023

(SEAL)

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 this 10 day of May, 2023.

Chris Butler | Custodian

5|10|2023
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 10 day of May, 2023.

Notary Public
My commission expires on: 10.02.2025

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY