Karen Johnson Davidson County
Batch# 1008751 DEEDWARR
05/30/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230530-0040514

WARRANTY DEED

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 23-4-0265-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christina Teeple	Christina Teeple	
(NAME) P.O. Box 160945	(NAME) P.O. Box 160945	073-11-0-051.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMIE NICHOLSON AND THE MARY J. LEWIS REVOCABLE LIVING TRUST AND JULIA GHEE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINA TEEPLE, HEREINAFTER CALLED THE GRANTEE, 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(s) 178, as shown on the map entitled Sunset View, Section I, Revised, of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to OCSAR J. HUDGINS AND WIFE, MARY A. HUDGINS, by deed from MERCURY HOMES, A PARTNERSHIP COMPOSED OF MARTIN ZEITLIIN AND HARRY ZEITLIN, of record in Book 2734, Page 203, dated January 3, 1958, said Register's Office. OCSAR J. HUDGINS having since died leaving MARY A. HUDGINS N/K/A MARY JACKSON as surviving tenant by the entirety.

Further being a portion of the same property conveyed to MARY JACKSON, by quitclaim deed from MARY HUDGINS N/K/A MARY JACKSON, of record in Instrument No. 20090625-0059122, dated June 24, 2009, said Register's Office. MARY ALDMA HUDGINS JACKSON having since died on or about October 26, 2015. Pursuant to the Last Will and Testament of MARY ALMA HUDGINS JACKSON of record in The Chancery Court for Sumner County, Tennessee, Probate Division, Case No. 2015-PR-550, said property was devised to her children MARY JACQUELINE HUDGINS LEWIS, JULIA MAY HUDGINS GHEE AND JAMIE HUDGINS NICHOLSON. Also see Instrument No. 20160127-0008021, said Register's Office.

MARY JACQUELINE HUDGINS LEWIS further conveyed her portion of said property by quitclaim deed to MARY J. LEWIS, TRUSTEE, AND HER SUCCESSORS IN TRUST, OF THE MARY J. LEWIS REVOCABLE LIVING TRUST, of record in Instrument No. 20160920-0098603, dated September 8, 2016, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2314 Dundee Lane, Nashville, TN 37214

(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.

Witness our hands this 25th day of May, 2023.

Jamie Nicholson

Jamie Nicholson

The Mary J. Lewis Revocable Living Trust

BY: Mary J Lewis

Mary J. Lewis, Trustee

Julia Ghee by Mary J Lewis as Attorney in Fact

Julia Ghee, by Mary J. Lewis, as Attorney-in-fact

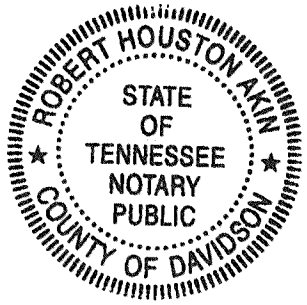
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me, the undersigned, personally appeared Jamie Nicholson, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 5/9/26



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Mary J. Lewis, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the Mary J. Lewis Revocable Living Trust the within named bargainor, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Mary J. Lewis Revocable Trust as Trustee.

WITNESS my hand and seal, this 25th day of May, 2023.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Mary J. Lewis, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Julia Ghee, the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Julia Ghee, the bargainor, by the said Mary J. Lewis, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of May, 2023.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 MAY 25, 2023

5/30/23

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 30 day of MAY, 2023.

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES