Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014959 **DEEDWARR**
06/14/2023 10 41 56 AM 3 pgs
Fees $18 00 Taxes $1,424 50

20230614-0045333

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Forrest Harry Wildes and Karen A Wildes	NEW OWNER	Parcel ID 131 05 0B 109 00
(NAME)	(NAME)	
109 Summit Ridge Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Howard Hudson, Jr. and Deborah Sook Hudson, Co-Trustees of The Hudson Family Trust, dated July 24, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Forrest Harry Wildes and Karen A. Wildes, Husband and Wife**, hereinafter called the Grantees, their 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 Unit No 109 of Four Seasons Condominium, created under Title 66, Chapter 27, Section 101, et seq , as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed Reference is hereby made to the Plat of Four Seasons condominium shown as Exhibit "D" to said Master Deed for a more compete identification and description of said unit.

Being the same property conveyed to Robert J Hazard, Trustee from Jeffrey P Ingenloff by Warranty Deed dated May 16, 2014 and recorded on May 22, 2014 in Instrument No 20140522-0044195, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Robert J Hazard, Trustee from John Hudson Jr , a married man by Quitclaim Deed dated April 1, 2020 and recorded on October 5, 2020 in Instrument No 20201005-0115101,

Register's Office for Davidson County, Tennessee

Further being the same property conveyed to John Hudson, Jr and wife, Deborah Sook Hudson from Robert J Hazard, Trustee man by Quitclaim Deed dated April 1, 2020 and recorded on October 5, 2020 in Instrument No 20201005-0115101, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to John Howard Hudson, Jr and Deborah Sook Hudson, Co-Trustees of The Hudson Family Trust, dated July 24, 2018 from John Howard Hudson, Jr and wife, Deborah Sook Hudson by Warranty Deed dated April 1, 2020 and recorded on October 5, 2020, 2020 in Instrument No 20201005-0115102, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

Consideration is paid to an Accommodator pursuant to IRC 1031

unimproved ☐

This is improved ☒ property, known as 109 Summit Ridge Ct, Nashville, TN 37215

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 8th day of June, 2023

John Howard Hudson, Jr and Deborah Sook Hudson, Co-Trustees of The Hudson Family Trust, dated July 24, 2018

BY _____
John Howard Hudson, Jr , Trustee

BY _____
Deborah Sook Hudson, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John Howard Hudson, Jr. and Deborah Sook Hudson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Trustees of the Hudson Family Trust dated July 24, 2018, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

