Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024127 **DEEDWARR**
07/10/2023 09.52 22 AM 2 pgs
Fees $13 00 Taxes $7,215 00

20230710-0052389

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS James William Peters and Heidi Louise Peters	SEND TAX BILLS TO **New Owner**	MAP-PARCEL NUMBERS
(NAME) 1012 Lawrence Ave.	(NAME)	
(ADDRESS) Nashville TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Robert Hudson, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **James William Peters and Heidi Louise Peters,** husband and wife, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 A, Hudson Family Estates, as shown in the Declaration of Covenants, Conditions and Restrictions for Hudson Family Estates, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220323-0033656, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita Hudson Smith a life estate, with the remainder interest to Charles R. Hudson, Wilma Hudson Settles, Ronald Hudson, Wilma Lee Hudson, each a one sixth (1/6) share, as joint tenants with rights of survivorship of all Margaret Emily Hudson's right by Quitclaim Deed from Charles R. Hudson as executor of the Estate of Margaret Emily Hudson of record in Instrument No. 20140210-0011649 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 10, 2014.

Said Ronald Hudson died on December 6, 2014.

Said Anita Hudson Smith died on September 13, 2021, thereby terminating said life estate.

Being a part of the same property conveyed to Robert Hudson, a married man by Warranty deed from Charles R. Hudson, William Lee Hudson and Wilma Settles of record in Instrument No. 20220111-0003148 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 11, 2022 - Affidavit of Scrivener's Error of record in Instrument No. 20220324-0033764, Register's Office for Davidson County, Tennessee.

Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1012 Lawrence Ave Nashville, TN 37204
(House Number) (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 my hand this 6th day of July, 2023

Robert Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Hudson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2023.

Notary Public

My Commission Expires 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY