WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048533 DEEDWARR
09/11/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230911-0071135

File #23-TC-0720-Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2023.

KAHREE BELLOW
Notary Public - California
Los Angeles County
Commission # 2307725
My Comm. Expires Oct 4, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody M. Hudock and Joanna M. Hudock	**NEW OWNER**	
(NAME)	(NAME)	**172 09 0A 104.00**
720 North Wickshire Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUST ONE MORE WELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY M. HUDOCK AND JOANNA M. HUDOCK, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section Three, Banbury Crossing, as of record in Plat Book 9700, Page 665 and 666, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Just One More Well, LLC, by Warranty Deed from Earl E. Vastbinder and Joyce E. Vastbinder, husband and wife, of record in Instrument No. 20230314-0018333, in the Register's Office of Davidson County, Tennessee, dated March 13, 2023 and recorded on March 14, 2023.

This conveyance is subject to:
* 2023 taxes are a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Banbury Crossing, as recorded in Plat Book 9700, Page(s) 665 and 666.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10369, Page 48, as Supplemented in Book 10962, Page 516 and Amended in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **720 North Wickshire Way, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of September, 2023.

Just One More Well, LLC, a Tennessee Limited Liability Company

By: _____
Lorene Hetherington, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Lorene Hetherington, Sole Member of Just One More Well, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Just One More Well, LLC, the within named bargainor, a Limited Liability Company, and that such Lorene Hetherington, Sole Member of Just One More Well, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 8th day of September, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 the 8 day of September, 2023.

Affiant Signature

Date 9-8-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027