WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050806 DEEDWARR
09/18/2023 09:37:01 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20230918-0072904

TACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

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

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Suite 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob C. Fudge	**NEW OWNER**	118 09 0 184
(NAME)	(NAME)	
938 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Gwen Sebastian and Louis Newman, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacob C. Fudge, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the South part of Lot 21 on the map of the Noelton Subdivision, not of record, and described according to a copy of a survey thereof made March 22, 1947, by W. A. Blanchard, surveyor, as follows: Beginning at a point in the North margin of Woodmont Boulevard, 321.5 feet East of the Easterly margin of 10th Avenue South, now Lealand lane; thence North 7 degrees 35' East 199.4 feet to an iron pin in the South line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, said Register's Office, said point being 309 feet East of the Easterly margin of Lealand Lane, as measured along Williams' South line south 83 degrees 52' East 69 feet to an iron pin; thence South 3 degrees 55' West 199.7 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of the same North 83 degrees 55' West 81.5 feet to the beginning.

Being the same property conveyed to Gwen Sebastian and Louis Newman, wife and husband from Amy M. Burleson, single by Warranty Deed dated October 31, 2016 and recorded on November 1, 2016 in Instrument No. 20161101-0115281, 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.

This is improved property, known as 938 Woodmont Blvd., Nashville, TN 37204

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 14th day of September, 2023.

Gwen Sebastian

Louis Newman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gwen Sebastian and Louis Newman, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of September, 2023.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-14-2026