Box 14
36951-4

Karen Johnson Davidson County
Batch# 1053454 DEEDWARR
09/25/2023 09 41 18 AM 2 pgs
Fees $13 00 Taxes $1,972 10

20230925-0074938

WARRANTY DEED

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

MIKE BOYD
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 $533,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Beau James Hudson	NEW OWNER	102-11-0-046.00
(NAME)	(NAME)	
863 Brook Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Quatracor, PLLC, a Tennessee Professional limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beau James Hudson, 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

Land in Davidson County, Tennessee, being lot No. 157 on the Plan of Horton Heights, Section III, as of record in Book 2133, Page 29, Register's Office for said County, more particularly described as follows.

Beginning at a point in the line between Lots Nos. 157 and 158, thence in a southerly direction, along the line between said two lots, 173.9 feet to a point; thence in an easterly direction, 184.5 feet to a point on the westerly margin of Brook Hollow Road, thence in a northerly direction, along the margin of said road, 170 feet to a point, thence continuing in a northerly and westerly direction around a curve, 39.3 feet to a point in the southerly margin of Charlotte Pike right-of-way; thence along said right-of- way in a westerly direction 54.1 feet to a point, thence in a southerly direction, 25.0 feet to a point; thence in a westerly direction 100.4 feet to the point of beginning.

Being the same property conveyed to Quatracor PLLC, a Tennessee Limited Liability Company, by Warranty Deed from Leah Benner and Jason Benner, wife and husband and Joel Lasko, a married man, dated January 8, 2021, of record in Instrument No. 20210111-0004831, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 863 Brook Hollow Road, Nashville, TN 37205
(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 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 2133, page 29; Easement of record in Book 4545, page 264; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 22nd day of September, 2023.

QUATRACOR, PLLC

By Edmund D Hadley, III
Its Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Edmund D. Hadley, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Vice President** of **Quatracor, PLLC,** the within named bargainor, a Tennessee Professional limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Professional limited liability company by the said **Edmund D. Hadley, III,** as **Vice President.**

WITNESS my hand and official at Franklin, Tennessee, seal this 22nd day of September, 2023

Notary Public
My Commission Expires _____

File No 37884

PONDA CULBERSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 2-28-2027