WARRANTY DEED

DIANA K GILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-6-24
(AFFIX SEAL)

JM-P-23-904A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Hudson and Jacqueline Hudson	**NEW OWNER**	
(NAME)	(NAME)	**083-12-1B-001.00**
904 A Potter Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **FARMVIEW HOMES, 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 **JOSHUA HUDSON AND JACQUELINE HUDSON, 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 Unit A of The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220218-0019307, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220218-0019307, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Farmview Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Matthew J. Phillip and Kara K. Phillip, husband and wife, (by and through their attorney-in-fact, Charlie Peterson as recorded in Instrument No. 20171219-0129272) of record in Instrument No. 20171219-0129273, Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 19, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 2331, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2437, Page 574, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for the Townhomes at 904 Potter Lane, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20220218-0019307, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 A Potter Ln, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 1054481 DEEDWARR
09/27/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230927-0075785

Witness my/our hand(s) this the 25th DAY OF SEPTEMBER, 2023.

Farmview Homes, LLC

BY: _____
Jon Robert Wagenman
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON ROBERT WAGENMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of FARMVIEW HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 25th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. RUTTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-25-23.

Affiant Signature

9-27-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY