RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1082977
12/18/2023 09:51:02 AM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20231218-0097206

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Bender	United Wholesale Mortgage, Inc.	096-14-0-036.00
(NAME)	(NAME)	
827 Colfax Drive	585 South Boulevard E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pontiac, MI 48341	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Melissa Sevenich, Amy Judd, Heather Graviss and Wanda Janice Judd, as heirs of The Estate of James Edwin Judd**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob Bender, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 131 on Twin Lawn Subdivision, as shown by Plan of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Judd, unmarried by Warranty Deed from Linda Louise Woods, unmarried, dated 01/26/1990, of record in Book 8035, Page 88, Register's Office for Davidson County, Tennessee.

The said James E. Judd died testate on 09/06/2021, devising subject property to Melissa Sevenich, as evidenced in Docket No. 21P1880, in the Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 827 Colfax Drive, Nashville, TN 37214
(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(S), his/her/their 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), his/her/their 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.

Effective the 14th day of December, 2023.

THE ESTATE OF JAMES EDWIN JUDD

Melissa Sevenich, heir at law

Amy Judd, heir at law

Heather Graviss, heir at law

Wanda Janice Judd, heir at law

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Melissa Sevenich, Amy Judd, Heather Graviss and Wanda Janice Judd, as heirs of The Estate of James Edwin Judd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heirs of The Estate of James Edwin Judd**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2023.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122