WARRANTY DEED

SAEDRA BYARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

G-URC-23-2186-X-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/14/25

(AFFIX SEAL)

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)
Jonathan Dale Kraft	Jonathan Dale Kraft	
(NAME)	(NAME)	
2182 Ingram Road	2182 Ingram Rd	**031-00-0-107.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Whites Creek, TN 37189	
(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, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF LARRY HARLAN HUDGINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN DALE KRAFT, A SINGLE PERSON,** 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 a 5.07 acre parcel as shown on the Plan of E. H. Hudgins Subdivision of record in Book 5190, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Harlan Hudgins and wife, Karon Elaine Hudgins by Warranty Deed from Eulis Hudgins and wife, Ellender Hudgins dated April 14, 1983 and recorded May 19, 1983 in Book 6059, Page 366, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Harlan Hudgins by Quitclaim Deed from Karon Elaine Hudgins dated November 07, 1995 and recorded November 20, 1995 in Book 9864, Page 761, Register's Office for Davidson County, Tennessee.

Larry Harlan Hudgins having since died testate on Decemver 5, 2022. Purusant to the agreed order in the Seventh Circuit Court- Probate Division-for Davidson County, Tennessee at Nashville, Docket No. 23P301, All the real estate property of Larry Harlan Hudgins, was brought into the estate and vested solely in the Administrator of the Estate for Larry Harlan Hudgins. Further reference is made to order approving contracts for sale of real property in the Circuit Court of Davidosn County, Tennessee (Probate Division), Dated November 16, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 5190, Page 40, Register's Office for Davidson County, Tennessee.
- Metro Letter of record in Book 5219, Page 447, 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: **2182 Ingram Road, Whites Creek, Tennessee 37189**.

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
Batch # 1083585
12/19/2023 11:17:37 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20231219-0097710

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2023.

Estate of Larry Harlan Hudgins

BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the ESTATE OF LARRY HARLAN HUDGINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET ANN EVANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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