WARRANTY DEED

SAEDRA BYARD NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

G-URC-23-2186-X

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

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)	
2186 Ingram Road and 0 Ingram Road	2186 Ingram Rd	**031-00-0-046.00** **031-00-0-060.00**
(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:

Parcel 1:

Land in Davidson County, Tennessee, being a 6.21 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.

Parcel 2:

A certain tract of land in Davidson County, Tennessee, and described as follows, to wit:

Beginning at the northwest corner of 99.7 acre tract, more or less, conveyed to Wm. J. Hagewood, of record in Book 1336, page 40, Registers Office for Davidson County, Tennessee, and being the southeast corner of a tract of 17.2 acres, more or less, conveyed to James M. Dutton of record in Book 1810, page 537, Register's Office for said County, thence with Dutton's line, South 70 Degrees 30' W. 727 feet to a stake; thence south 2 degrees 15' west 705 feet to a stake; thence with a fence, North 82 degrees 30' East 410 feet to a stake; thence South 2 degrees 15' east 620 feet to the center line of a branch; thence with the center of said branch North 66 degrees 30' east 210 feet to a stake in Pewitt's west line; thence with Pewitt's west boundary North 2 degrees 15' east 1424 feet to the point of beginning, containing 15 acres more or less, and being the northeast corner of the 99.7 acre tract of record in Book 1336, page 40, Register's Office for Davidson County, Tennessee.

Included in the above description of Parcel 2 but expressly EXCLUDED are portions of property previously conveyed in Book 3100, Page 290; Book 9864, Page 761; and Instrument No. 200001250008066, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Larry Harlan Hudgins by Warranty Deed from Ellender Hudgins, reserving unto herself, a Life Estate Interest dated January 18, 2000 and recorded January 25, 2000 in Instrument Number 200001250008066, and corrrected by Scrivener's Affidavit of record in Instrument No. 20231220 0098035, Register's Office for Davidson County, Tennessee.

Ellender Hudgins died on or about December 29, 2003, extinguishing her life estate.

The said Larry Harlan Hudgins died testate on December 5, 2022. All real estate property of Larry Harlan Hudgins was brought into the estate and vested solely in the Administator of the Estate for Larry Harlan Hudgins pursuant to the Agreed Order in the Seventh Circuit Court-Probate Division for Davidson County, Tennessee at Nashville as Docket No. 23P301. Further reference is made to Order Approving Contracts for Sale of Real Property in the Circuit Court for Davidson County, Tennessee (Probate Division), Dated November 16, 2023.

Karen Johnson Davidson County
Batch # 1084063 **DEEDWARR**
12/20/2023 10:10:12 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20231220-0098036

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: **2186 Ingram Road and 0 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.

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 R. MEANS
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