Karen Johnson Davidson County
Batch# 1148257 DEEDWARR
06/18/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $512.45
20240618-0045479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

BARBARA COLLINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires Oct. 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Hudson	4	
142 Lorraine Dr. ~~664 Kinsey Blvd~~ (ADDRESS)	(NAME) 4	052-07-0-130.00
Gallatin ~~Madison, TN 37115~~ (CITY) (STATE) (ZIP)	(ADDRESS) 4 (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, I, **DOROTHIA CLARK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS HUDSON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 4 on the Plan of Rosewood Subdivision of record in Plat Book 6900, Page 902, 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 Loyd A. Clark, and wife, Dorothia A. Clark by Warranty Deed from Brenda Sue Davis, unmarried of record in Book 9946, page 790, Register's Office for Davidson County, Tennessee, dated December 29, 1995, being a re-recording of Book 9907, Page 402. The said Loyd A. Clark having died on or about November 2, 2009, vesting Dorothia A. Clark as surviving tenant. See Affidavit of Heirship of record in Instrument No. 20120828-0077331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

*

unimproved
This is improved x property, known as 664 Kinsey Blvd, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

CH2024-653

* Dorothia Clark and Dorothia A Clark are one in the same person.

Witness my hand this 13th day of June, 2024

Dorothia Clark By Pat Norris AS ATTORNEY IN FACT

DOROTHIA CLARK BY PATRICK NORRIS AS ATTORNEY- IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of June, 2024, before me personally appeared Patrick Norris, to me known to be the person who executed the foregoing instrument on behalf of Dorothia Clark and acknowledged that he executed the same as the free act and deed of Dorothia Clark.

Witness my hand and official seal this 13 day of June, 2024.

Commission expires: 10/20/2026

Barbara Collins
Notary Public

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

CH2024-653

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 true and exact copy of the original document executed and authenticated according to law on 6-13-24 (date of document).

Affiant Signature

6-17-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY