This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 28th day of June, 2024.

Notary Public
My commission expires: 4-22-2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1152248 DEEDWARR
06/28/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240628-0048510

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Karen Ethridge James Ethridge 101 Keeneland Dr. Hermitage, TN 37076	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	064-12-0C-101.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. DUDNEY, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KAREN ETHRIDGE AND JAMES ETHRIDGE, MARRIED TO EACH OTHER**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Being Lot No. 101, Phase 1, Lexington, a Planned Unit Development, as of record in Book 6250, Page 340, 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 Frances Dudney-Crowder, unmarried, and John H. Dudney, married, as tenants in common with the right of survivorship, by deed dated 12/06/1995, from Walter W. Tant, individually, and Walter W. Tant, as Conservator for the Estate of Harriett S. Tant, of record in Book 9882, page 426, Register's Office for said County.

The said Frances Dudney-Crowder having since died on March 2nd, 2024 leaving the said John H. Dudney the sole surviving tenant by the entirety.

THIS IS IMPROVED PROPERTY KNOWN AS 101 Keeneland Dr., Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of June, 2024.

John H. Dudney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John H. Dudney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24st day of June, 2024.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 June 24,2024.

Affiant
Date: June 24,2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of June, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY