Warranty Deed

Karen Johnson Davidson County
Batch# 1157881 DEEDWARR
07/15/2024 09:22:30 AM 5 pgs
Fees: $28.00 Taxes: $3,034.00
20240715-0052885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $820,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2024.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Ryan Hudson Allison Dobos Hudson	Fairway Independent Mortgage Corporation	071-11-0I-002.00-CO
341 Gatewood Avenue	4201 Marsh Lane	
Nashville, TN 37207	Carrollton, TX 75007	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN L. AMBROSE, III, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY RYAN HUDSON AND ALLISON DOBOS HUDSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 339 Gatewood Avenue, a Horizontal Property Regime of record as Instrument No. 20220223-0020589, and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to John L. Ambrose, III and wife, Barbara B. Ambrose by Warranty deed from Dale Hemmerly Miller and wife, Susan R. Miller of record in Instrument No. 20080512-0048702 Register's Office for Davidson County, Tennessee, dated May 07, 2008 and recorded on May 12, 2008, Scrivener's Affidavit recorded in Instrument No. 20080710-0070852.

Being a portion of the same property conveyed to Growing Up Growing Old, LLC by Quitclaim deed from John L. Ambrose, III and wife, Barbara B. Ambrose of record in Instrument No. 20080710-0070854 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on July 10, 2008.

Being a portion of the same property conveyed to John L. Ambrose, III and wife, Barbara B. Ambrose by Quitclaim deed from Growing Up Growing Old, LLC of record in Instrument No. 20100915-0073467 Register's Office for Davidson County, Tennessee, dated September 13, 2010 and recorded on September 15, 2010.

Being a portion of the same property conveyed to Growing Up Growing Old, LLC, a Tennessee limited liability company by Quitclaim deed from John L. Ambrose, III and wife, Barbara B. Ambrose of record in Instrument No. 20130305-0021676 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 05, 2013.

Being a portion of the same property conveyed to John L. Ambrose, III, a married man by Quitclaim deed from Growing Up Growing Old, LLC, a Tennessee limited liability company of record in Instrument No. 20210702-0090264 Register's Office for Davidson County, Tennessee, dated June 29, 2021 and recorded on July 02, 2021.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 341 Gatewood Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of July, 2024.

John L. Ambrose, III

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John L. Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of July, 2024.

Notary Public

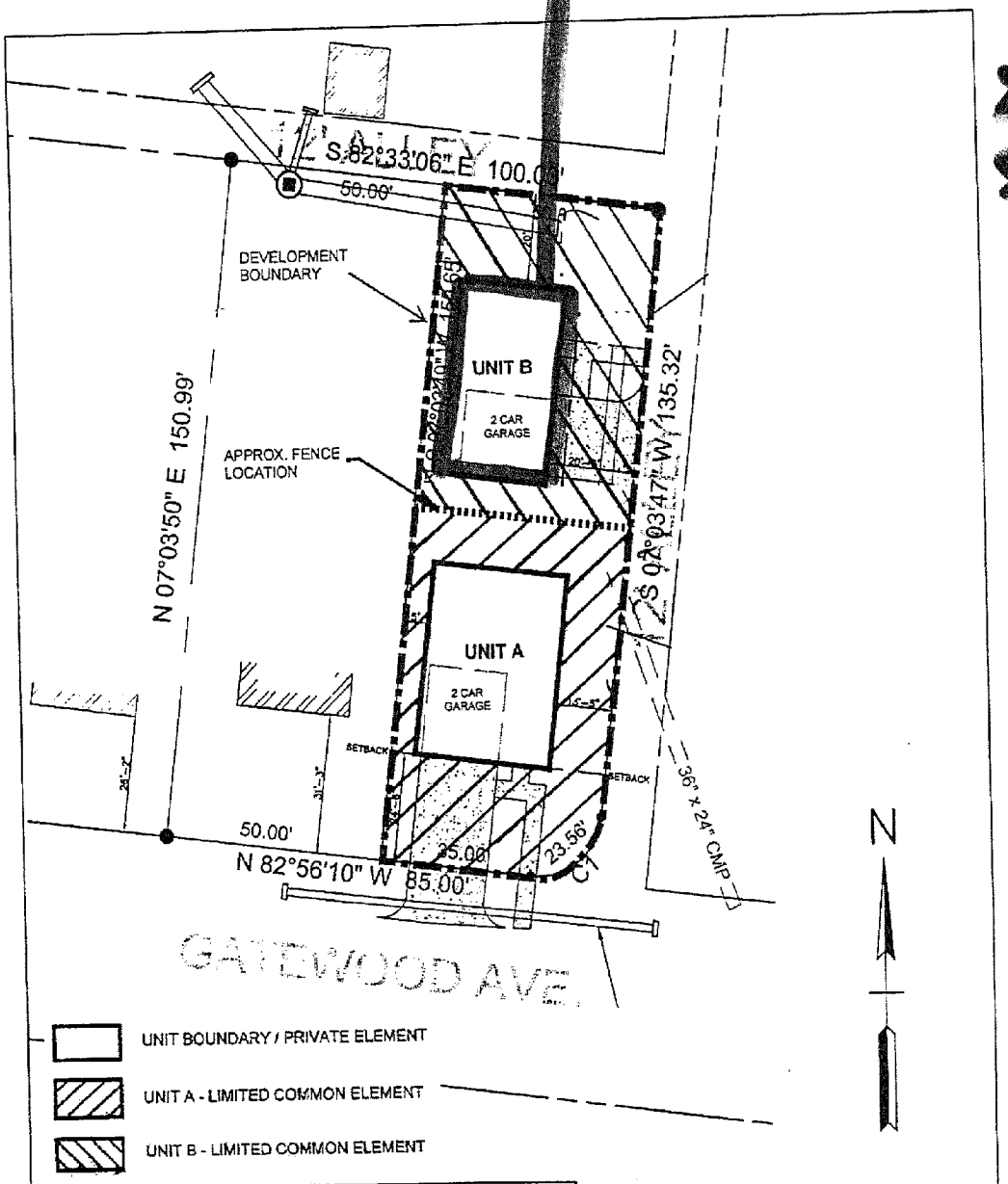
My Commission Expires: 8/26/28

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug 26, 2028

Unit B =

341 Gatewood Avenue
Nashville, TN 37207

Exhibit B



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	S 52°03'50" W	21.21'

0 30 60 90

SCALE: FEET

1139-01

SITE PLAN

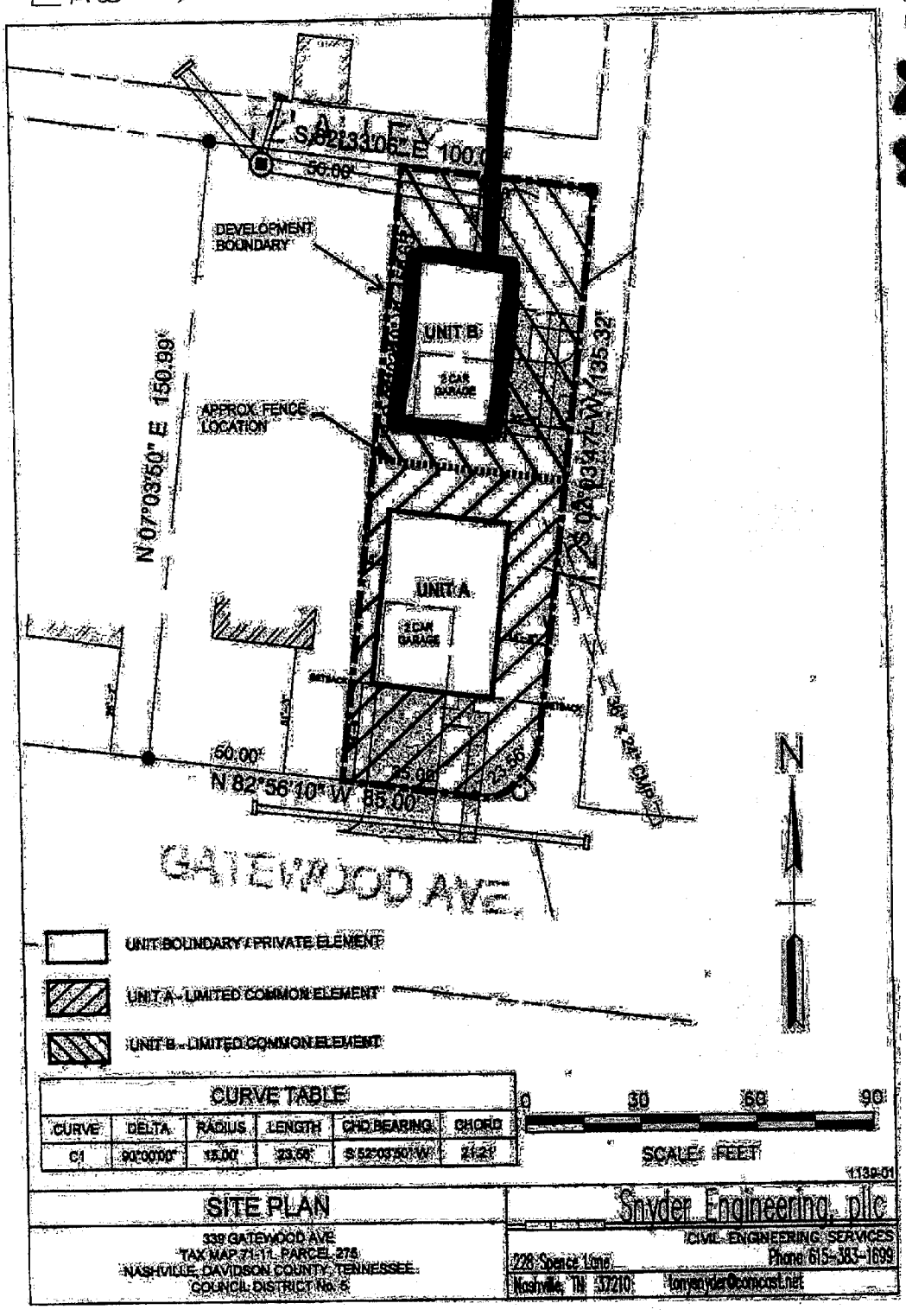
339 GATEWOOD AVE
TAX MAP 71-11, PARCEL 275
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT No. 5

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Spence Lane Phone 615-383-1699
Nashville, TN 37210 tonysnyder@comcast.net

UNIT B =

341 Gatewood Avenue
Nashville, TN 37207

Exhibit B



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1139-01

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339 GATEWOOD AVE.
TAX MAP 71-11, PARCEL 275
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT No. 5

Snyder Engineering, pllc
CIVIL ENGINEERING SERVICES
228 Speer Lane
Nashville, TN 37210
Phone 615-383-1699
tomsnyder@comcast.net

True Copy Certification

I, Yvette Meldrum, 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 July 5, 2024.

Signature
July 5, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 5, 2024

Notary's Signature

My Commission Expires: 4-13-25

