WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

Karen Johnson
Batch # 1172502
08/21/2024 10:09:02 AM
Fees: $28.00 Taxes: $1,553.63

Davidson County
DEEDWARR
5 pgs

20240821-0064179

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Angela Darbi Bolton	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
1514 Wendell Ave.	1514 Wendell Ave	07309010400
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(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, **Lawrence Huddleston, Naomi Helen Rolston, Cheryl Huddleston, Jennifer Grigsby, Joshua Huddleston, Timothy Huddleston, Matthew Huddleston, Charles S Huddleston, Jr., Khandi Huddleston, George Huddleston II, Talisha Marcia Huddleston, Guardian of the Guardianship Estate of Gevin Dallas Huddleston** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Darbi Bolton,** a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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. 397 on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for said County.
Said Lot No. 397 front 80.0 feet on the southwesterly margin of Guest Drive and extends back 152.33 feet on the northwesterly line and 163.25 feet on the southwesterly line to a dead line in the rear, measuring 80.76 feet thereon.

Being the same property conveyed to Robert J. Leggs and Ruth L. Leggs, by Warranty Deed dated June 28, 2001, of record at Instrument No. 20010703-0071039 in the Register's Office of Davidson County, Tennessee. Robert J. Leggs pre-deceased Ruth L. Leggs on March 26, 2005, leaving Ruth L Leggs as the remaining tenant by the entirety. Ruth L. Leggs died intestate on May 10, 2024, survived by Lawrence Huddleston, Naomi Helen Rolston, Jeanette Huddleston Williams, Cheryl Huddleston, Jennifer Grigsby, Joshua Huddleston, Timothy Huddleston, Matthew Huddleston, Charles S. Huddleston, Jr., Khandi Huddleston and Gevin Dallas Huddleston as established by Affidavits of Heirship at Instrument Nos. 20240718-0054265 and 20240718-0054256, 20240821-0064165, 20240821-0064166, 20240821-0064167, 20240821-0064168, 20240821-0064169, 20240821-0064170, 20240821-0064171, 20240821-0064172, 20240821-0064173, 20240821-0064174, 20240821-0064175, 20240821-0064176, 20240821-0064177, 20240821-0064178 in said Register's Office. Candy Huddleston and Khandi Huddleston are one and the same. Gevin Huddleston and Gevin Dallas Huddleston are one and the same. Charles Huddleston II and Charles S Huddleston Jr are one and the same. Naomi Huddleston Rolston and Naomi Helen Rolston are one and the same. Grantors warrant that this is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1812 Guest Dr. Nashville, TN 37216
(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.

Witness my hand this ~~19th~~ day of August, 2024.

Naomi Helen Rolston

Jennifer Grigsby

Timothy Huddleston

Charles S Huddleston, Jr. By Malik Huddleston, Attorney in Fact

Khandi Huddleston

Talisha Marcia Huddleston, Guardian of the Guardianship Estate of Gevin Dallas Huddleston

By: Talisha Marcia Huddleston, Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Naomi Helen Rolston, Jennifer Grigsby, Timothy Huddleston, Charles S Huddleston, Jr. By Malik Huddleston, Attorney in Fact, Khandi Huddleston, Talisha Marcia Huddleston, Guardian of the Guardianship Estate of Gevin Dallas Huddleston, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Malik Huddleston, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Charles D. Huddleston, Jr. and acknowledged that he executed the same as the free act and deed of the said Charles D. Huddleston, Jr.

WITNESS my hand and official seal at office this 19th day of August, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand this 17th day of August, 2024.

Lawrence Huddleston

Lawrence Huddleston

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lawrence Huddleston** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of August, 2024.

Lisa R Dunham

Notary Public

My Commission Expires: 11/02/2024

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP17894
My Commission Expires Nov. 2, 2024

Witness my hand this 18th day of August, 2024.

Cheryl Huddleston
Cheryl Huddleston

Joshua Huddleston
Joshua Huddleston

Matthew Huddleston

George Huddleston II
George Huddleston, II

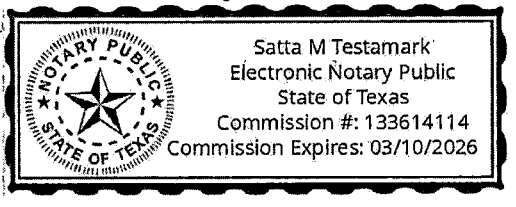
STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cheryl Huddleston, Joshua Huddleston, Matthew Huddleston, and George Huddleston, II** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18h day of August, 2024.

Satta M Testamark
Notary Public
Notarized online using audio-video communication

My Commission Expires: 03/10/2026



Certificate of Authenticity

I, Holly A. Mason, 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 August 18, 2024.

Affiant Signature

8/20/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

