Karen Johnson Davidson County
Batch# 1176483 DEEDWARR
09/03/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240903-0067825

WARRANTY DEED

DAVIDSON COUNTY
CASSANDRA LAHOUTY
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/2/2026

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3208

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tyler Riggs and Ainla Reilly		090 12 0 148.00
6310 Henry Ford Drive		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY, LLC AND *LEIGH-LAND STABLES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TYLER RIGGS AND AINLA REILLY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 8" Civil District of Davidson County, Tennessee, being lot No. 174 on the Plan of Charlotte Park, Section II, as of record in Book 2663, page 23, Register's office for said County.

Said lot No. 174 fronts 74.0 feet on the northerly side of Henry Ford Drive, and runs back between lines 97.8 feet on the westerly line, and 140.3 feet on the easterly line, to a line in the rear, on which it measures 79.3 feet.

Being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (50.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 10/29/2002, and recorded 11/01/2002, in Instrument No. 20021101-0134422, Register's Office for Davidson County, Tennessee. Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (30.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 06/05/2002, and recorded 10/30/2002, in Instrument No. 20021030-0133217, Register's Office for Davidson County, Tennessee. Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (20% interest), from AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust For the Benefit of DeLois Pierce dated December 26, 2001, by Quitclaim Deed, dated 07/25/2002, and recorded 07/31/2002, in Instrument No. 20020731-0092056, Register's Office for Davidson County, Tennessee. Further, being part of the property conveyed to AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust For the Benefit of DeLois Pierce dated December 26, 2001 (20% interest), from AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated February 15, 2001, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020115-0006245, Register's Office for Davidson County, Tennessee. Further, being part of the property conveyed to AmSouth Bank, Trustee of The Mildred Hudgins Revocable Trust dated February 15, 2001, from Mildred V. Hudgins, by Quitclaim Deed, dated 12/31/2001, and recorded 01/15/2002, in Instrument No. 20020110-0004114, Register's Office for Davidson County, Tennessee. See also, Deed of correction recorded in Instrument No. 20020709-0082529, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Herschel T. Hudgins and wife, Mildred V. Hudgins, from Russell B. Anderson and wife, Charlotte W. Anderson, by Warranty Deed dated January 30, 1958, and recorded February 3, 1958, in Book 2736, page 571, Register's Office for Davidson County, Tennessee. Herschel T. Hudgins is now deceased, all of his interest having vested in his wife, Mildred V. Hudgins.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records. 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records. 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. 4. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records. 5. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and

easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records 6. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. 7. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. 8. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. 9. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 23, of the Public Records of Davidson County, Tennessee.

This is improved property known as 6310 Henry Ford Drive, Nashville, TN 37209

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/or 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/or 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 its hand on the 16th day of August, 2024.

Mildred Hudgins Realty, LLC

BY:_____

Jim R. Vanderpool PC by Jim R. Vanderpool, authorized agent,

Leigh-Land Stables, LLC

BY:_____

Jim R. Vanderpool PC by Jim R. Vanderpool, authorized agent.

**Leigh-Land Stables, LLC joins in the conveyance to convey any and all interest they may have in said property*

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of August, 2024.

Notary Public_____

My Commission Expires: 9/29/24

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of LEIGH-LAND STABLES, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of August, 2024.

Notary Public_____

My Commission Expires: 9/29/24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/16/2024 (date of document).

Affiant Signature

8/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

