THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BRANYAN JILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $ 485,000.00 Affiant Subscribed and sworn to before me, this 17 day of September, 2024. Notary Public My Commission Expires: 03-16-26

WARRANTY DEED

Address New Owner: Sarah Emmeline Huddleston 645 Nashua Lane, Unit 202, Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. **091-05-1B-030-00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CADEN CARTER AND WIFE GRACE CARTER** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARAH EMMELINE HUDDLESTON, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of The Woods at the Annex, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction in Instrument No. 20190319-0025108 and Affidavit of Scrivener's Error in Instrument No, 20200420-0040965, 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 Caden Carter and wife Grace Carter by Deed dated June 17, 2020 from Emily R. Crye, a single woman, recorded June 24, 2020, in Instrument Number 20200624-0068091, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **645 Nashua Lane, Unit 202, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch # 1183688 **DEEDWARR**
09/19/2024 02:53:40 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20240919-0072802

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RR-24645

IN WITNESS WHEREOF, Grantors have executed this instrument on this 17th day of September, 2024.

CADEN CARTER

GRACE CARTER

STATE OF Pennsylvania)
)
COUNTY OF Centre)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CADEN CARTER AND WIFE GRACE CARTER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of September, 2024.

Commonwealth of Pennsylvania - Notary Seal
Raymond J. Cook, Notary Public
Huntingdon County
My Commission Expires August 24, 2025
Commission Number 1406173

Raymond J. Cook
Notary Public
My Commission Expires: 8/24/2025