# WARRANTY DEED

File #24-236

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson
Batch # 1187624
09/30/2024 09:44:30 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20240930-0075419

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thilina Dilshan Achchillage | NEW OWNER | 171-03-0A-211.00-CO |
| (NAME) | (NAME) | |
| 106 Carriage Court | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (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, I, **Leslie L. Hudson, widowed,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Thilina Dilshan Achchillage, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 4, on the plan of Revision One, Phase Two, Section Five, Townhomes of Fredericksburg, as shown on plat of record in Plan Book 9700, Page 578, and in Instrument 20000804-0077800, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexander N. Hudson and wife, Leslie L. Hudson by Warranty Deed from Kimberly H. Paulus FKA Kimberly L. Holder, married James Jay Paulus, husband Kimberly H. Paulus of record in Instrument No. 20140630-0057105 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 30, 2014. Alexander N. Hudson having since died on December 13, 2023, vesting title to the subject property solely in Leslie L. Hudson as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 106 Carriage Court, Brentwood, TN 37027

(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 26th day of September, 2024.

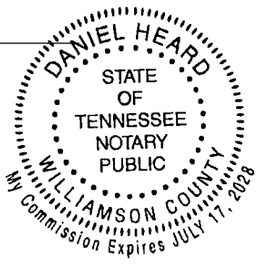
Leslie L. Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2024, before me personally appeared Leslie L. Hudson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2024.

Notary Signature
My commission expires:




RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027