WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1193044
10/11/2024 03:32:24 PM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20241011-0079162

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Hudson	**Same as New Owner**	
(NAME)	(NAME)	**082-03-0-021.00**
1014 Lawrence Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAN MCCULLOUGH, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HUDSON, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, beginning at a point on the West margin of Joseph St, 407 feet North of Cleveland St; running parallel with Cleveland St, 147 feet to an iron pin in the Easterly margin of a 12 foot alley; thence Northerly with the Easterly margin of said alley 50 feet to an iron pin; thence, Easterly parallel with Cleveland St 146.3 feet to stake in the Westerly margin of Joseph St; thence Southerly, with the West margin of Joseph St to the point of beginning.

Being the same property conveyed to Glenda V. Covington by Warranty Deed from Williams and Williams, a Partnership of record in Book 9436, page 937, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on July 31, 1992. Deed of Correction of record in Book 9839, Page 177.

Being the same property conveyed to Araminta Williams Family Partnership by Trustee's Deed from Chan McCullough of record in Instrument No. 20120713-0061674 Register's Office for Davidson County, Tennessee, dated July 11, 2012 and recorded on July 13, 2012.

Being the same property conveyed to Araminta Williams by Quitclaim Deed from Araminta Williams Family Partnership of record in Instrument No. 20150318-0023330 Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on March 18, 2015.

Said Araminta Williams died on February 27, 2024 leaving Last Will and Testament filed for Probate in Docket No. 94CH1-2024-PR-13674, Chancery Court of Williamson County, Tennessee.

Being the same property conveyed to Chan McCullough by Executor's Quitclaim Deed from Chan McCullough and Nancy M. Ryans Executors of the Estate of Araminta Williams of record in Instrument No. 20240910-0069570 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 10, 2024.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **922 Joseph Avenue, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 10th DAY OF OCTOBER, 2024.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212