Karen Johnson Davidson County
Batch# 1196632 DEEDWARR
10/22/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20241022-0082123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Amanda Allen
Affiant

Subscribed and sworn to before me, this 18TH DAY OF OCTOBER, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Hudak and Alison Abbey, NEED VESTING	COMMUNITY MORTGAGE (NAME)	
4812 Tanglewood Dr (ADDRESS)	12980 METCALF AVE, STE 100 (ADDRESS)	061-04-0-106.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	OVERLAND PARK, KS 66213 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donna Lynn Washburn and Louis Thomas Washburn, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe Hudak and Alison Abbey, HUSBAND AND WIFE hereinafter called the Grantees, their heirs and assigns, that 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. 10 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, page 47, Register's Office for said county, and the southerly 84 feet of the westerly 100 foot of Lot No. 6 of Block 3 on the plan of A. J. McGaughey's Second Hayesboro Subdivision, as of record in Book 547, page 43, said Register's Office, described together as follows:

Beginning on the easterly margin of Tanglewood Drive at the corner of Lots Nos. 10 and 11 on said Hayesboro's plan; thence with the line between said Two Lots Eastwardly 208.1 feet to the Westerly line of Lot No. 6 on said McGaughey's plan; thence with said line northwardly 2.4 feet to the southwest corner of the property conveyed to Joseph H. Hoskins, Jr. and wife, Annie Elizabeth Hoskins, by deed from Edna Keen Donnelly and husband, of record in Book 1513, Page 345, said Register's Office; thence with the southerly line of said Hoskins property eastwardly 100 feet; thence southwardly 84 feet to the northerly line of lot No.5 on said McGaughey's plan; thence with said line westwardly 100 feet to the easterly line of Lot No. 10 on said Hayesboro's plan; thence with said line southwardly 9.65 feet to the corner of Lots Nos. 9 and 10 on said Plan; thence with the line between said Two Lots westwardly 221 feet to the Easterly margin of Tanglewood Drive; thence with said Drive northwardly 90 feet to the beginning.

Being the same property conveyed to Donald L. Washburn and wife, Tavie B. Washburn by Warranty Deed from J. Howard Cope and wife, LaGene Milton Cope of record in Book 2106, page 453, Register's Office for Davidson County, Tennessee, dated January 16, 1953 and recorded on January 16, 1953.

Being the same property conveyed to Donna Lynn Washburn and Louis Thomas Washburn , Co-Trustees of the Tavie B. Washburn Davidson County Qualified Personal Residence Trust Agreement by Quitclaim Deed from Tavie B. Washburn of record in Instrument No. 20001127-0116156 Register's Office for Davidson County, Tennessee, dated August 01, 2000 and recorded on November 27, 2001.

Being the same property conveyed to Donna Lynn Washburn, Individually, and Louis Thomas Washburn, Individually, by Quitclaim Deed from Donna Lynn Washburn and Louis Thomas Washburn, Co-Trustees of the Tavie B. Washburn Davidson County Qualified Personal Residence Trust Agreement recorded simultaneously herewith of record in Instrument No. 202410220082122 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4812 Tanglewood 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

WARRANTY DEED
(Continued)

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/our hand(s) this 18th day of October, 2024.

Donna Lynn Washburn

Louis Thomas Washburn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Lynn Washburn and Louis Thomas Washburn, the herein bargainor(s), 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 18th day of October, 2024.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 18. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028