THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1219970 DEEDWARR
12/26/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20241226-0099765

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Caitlin Mary McQuade 128 West End Place, 26 Nashville, TN 37205	SAME AS NEW OWNER	104-09-0G-026.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah E. Hudson, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Caitlin Mary McQuade, a single woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 128 West End Place, 26, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 26, together with the appurtenant interest in the common elements of West End Place, a horizontal property regime established by Master Deed of record in Book 6809, page 569 and Pages 610 through 620, as amended in Book 9992, page 744, and as Instrument No. 20140423-0034301, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Exhibit of Park Circle attached as Exhibit "B" to the aforementioned Master Deed.
>
> Being the same property conveyed to Sarah E. Hudson, a single woman by Warranty Deed from Ali K H Arab and Amir Arab of record in Instrument No. 20200124-008669 Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 24, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Sarah E. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2024, before me personally appeared Sarah E. 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 23rd day of December, 2024.

Notary Signature
My commission expires: 7-18-2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23RD day of December, 2024

Notary Public
My commission expires: 7-18-2028

Certificate of Authenticity

I, Barbara McGinty, 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 12-23-2024.

Date

Affiant Signature

12-23-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2024

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY