Karen Johnson Davidson County
Batch# 1248277 DEEDWARR
03/19/2025 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $3,404.00
20250319-0020056

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-58

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Madding McFadden Hudson and Brooks Thomas Hudson	New Owner	116 08 0 012.00
(NAME) 3601 Woodmont Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew Lawrence and Charlotte Lawrence, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Madding McFadden Hudson and Brooks Thomas Hudson , wife and husband** (the "**Grantees**, their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 3601 Woodmont Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 12 day of March, 2025.

GRANTORS:

Andrew Lawrence

Andrew Lawrence

Charlotte Lawrence

Charlotte Lawrence

STATE OF Louisiana)

COUNTY OF Orleans)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Andrew Lawrence and Charlotte Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 12 day of March, 2025.

A L Thompson

Notary Public 17169
AL Thompson

My Commission Expires: Life

202503190020056

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 7, and the Northwesterly triangular part of Lot No. 8 of Block "B" on the Map of WOODMONT LANE HOMESITES, as of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee, and more particularly described as follows, to wit:

Beginning at a point in the Westerly margin of Woodmont Lane at the Southeast corner of the said Lot 7, which corner is common with the Northeast corner of the said Lot 8; thence, along a severance line through a portion of the said Lot 8, Westerly a distance of 144 feet, more or less, to a point on the Southwestern border of the said Lot 8 which is situated 15 feet Southeast, along the Southwestern border of the said Lot 8, from the common rear corner of the said Lots 7 and 8; thence, Northwesterly along the Southwestern border of the said Lot 8, and continuing along the Southwestern border of Lot 7, a total distance of 170 feet, more or less, to the Northwest corner of the said Lot 7; thence, Easterly along the Northern border of Lot 7 a distance of 208.6 feet to the Westerly margin of Woodmont Lane at the Northeast corner of Lot 7; thence, Southerly along a curve to the left along the Westerly margin of Woodmont Lane a distance of 100 feet to the Point of Beginning.

Being the same property conveyed to Andrew Collins Lawrence and Charlotte Flynn Lawrence, husband and wife, by Quitclaim Deed from John David Creasy and Bailey Suzanne Creasy, husband and wife, of record in Instrument No. 20201104-0128961, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020 and recorded on November 04, 2020.

Being the same property conveyed to Andrew Collins Lawrence and Charlotte Flynn Lawrence, husband and wife, by Warranty Deed from John David Creasy and Bailey Suzanne Creasy, husband and wife, of record in Instrument No. 20201104-0128960, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020 and recorded on November 04, 2020.

True Copy Certification

I, **Tammy Carney,** 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 this the 12th day of March, 2025.

Affiant Signature

Date 3.13.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027