Karen Johnson Davidson County
Batch# 1265414 DEEDWARR
04/28/2025 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20250428-0032587

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9 day of June , A.D., 20 24 , by and between

Matthew W. Shoemaker and Holly A. Thompson-Shoemaker, husband and wife

First Parties, and

Eugene Alex Huddleston and Holly Huddleston, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 96, on the plan of Final Plat Clover Glen, Phase 1B, as shown on play of record in instrument 20191015-0105301, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew W. Shoemaker and Holly A. Thompson-Shoemaker, husband and wife by Deed dated May 12, 2022 from Meritage Homes of Tennessee Inc., an Arizona corporation, recorded May 18, 2022, in Instrument Number 20220518-05747, in the Official Records of Davidson County, Tennessee.

OWNER:
Eugene Alex Huddleston and Holly Huddleston
4026 Arrowleaf Lane
Antioch TN 37013

RESPONSIBLE TAXPAYER:
NEW OWNERS

CLT # 182-15-0B-096-00CO (Map and Parcel#)

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Matthew W. Shoemaker

Matthew W. Shoemaker

× Holly A. Thompson-Shoemaker

Holly A. Thompson-Shoemaker

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Matthew W. Shoemaker, 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, at office, this 9th day of June, 2024.

(seal)

✓Karen R. Campbell

Notary Public

My Commission Expires: ✓Sept. 8, 2025

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Holly A. Thompson-Shoemaker, 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, at office, this 9th day of June, 2024.

(seal)

✓Karen R. Campbell

Notary Public

My Commission Expires: ✓Sept. 8, 2025

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

MR-GR-APRO361084

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 495,000.00.

Affiant

STATE OF TN, COUNTY OF Williamson

Subscribed and sworn before me this the 28 day of April, 2025.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/28/28

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-GR-APRO361084

202504280032587

Certificate of Authenticity

I, J. Trent Lehman, 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 6/9/24.

Date

Affiant Signature

4/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

