THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250450572**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2025. Notary Public My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1268615 DEEDWARR
05/05/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250505-0034707

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Judson 2909 Chapelwood Drive Hermitage TN 37076	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 086-14-0B-026.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katelyn N. Meek n/k/a Katelyn Dillard and Pate Dillard, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Alexander Judson, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase One of record in Plat Book 6900, Page (s) 465 and 466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katelyn N. Meek, a single woman and Pate Dillard, a single man, joint tenants with expressed rights of survivorship by Warranty Deed from Amy M. Allen, a single woman of record in Instrument No. 20201002-0113799 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 02, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 248 and 249 and revised in Plat Book 6900, Page (s) 465 and 466, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 225, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7170, Page 987, as amended in Book 7628, page 6, and Instrument No. 20110526-0040493 and in Instrument No. 20190605-0053952, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Fleetwood Homeowner's Association, Inc. of record in Book 7114, Page 370, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7107, Page 408, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2909 Chapelwood Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2025.

Katelyn N. Meek n/k/a Katelyn Dillard

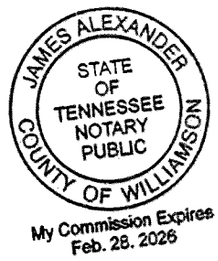
Pate Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katelyn N. Meek n/k/a Katelyn Dillard and Pate Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

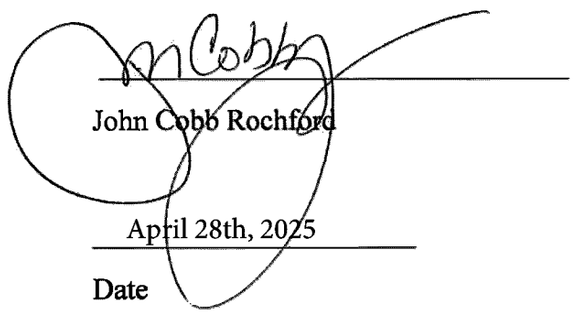
Witness my hand, at office, this 28th day of April, 2025.

Notary Public
My Commission Expires:



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on April 28th, 2025.



John Cobb Rochford

April 28th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on April 28th, 2025.



Brooke Sobo

My commission expires: 9/8/25

