This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24118-DJ

Karen Johnson
Batch # 1274141
05/16/2025 12 44 41 PM
Fees $13 00 Taxes $1,748 25

Davidson County
DEEDWARR
2 pgs

20250516-0038760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $472,500 00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2025

Notary Public
My Commission Expires.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Danielle Huddleston and Joshua Huddleston 3113 Rivers Edge Drive Nashville TN 37214	CMG Home Loans 3160 Crow Canyon Rd. #400 San Ramon, CA 94583	083-12-0A-036-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lori LeMaster, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Danielle Huddleston and Joshua Huddleston, wife and husband.**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 63, Section Two, Rivers Edge, Phase Two, Jackson Downs, according to survey and plat of same appearing of record in Book 9700, page 414, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

Being the same property conveyed to Lori Lemaster, unmarried by Warranty Deed from Julia Fuentes and husband, Francesco Fuentes, dated January 14, 2015, recorded January 16, 2015, of record in Instrument No 20150116-0004573, Register's Office for Davidson County, Tennessee

This is ☒ improved or ☐ unimproved property located at. **3113 Rivers Edge Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 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) building restrictions, and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 Whenever used, the singular number 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 14th day of May, 2025

GRANTOR:

Lori LeMaster

Lori LeMaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori LeMaster, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 14th day of May, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires 11-8-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-3113