Karen Johnson
Batch # 1280676
06/03/2025 08 20 58 AM
Fees $13 00 Taxes $888 00
Davidson County
DEEDWARR
2 pgs
20250603-0043319

This Instrument Prepared by Ledbetter Title Company, LL
P. O. Box 715, Cookeville, TN 38503

WARRANTY DEED

OWNER:
Marshal Huddleston and
Megan E. Huddleston
Address: 307 Seneca DR.
Nashville, TN 37214

SEND TAX BILLS TO:
Same as Owner

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***Alvin W. Schumacher, an unmarried man,*** has this day bargained and sold, and does hereby transfer and convey unto ***Marshal Huddleston and Megan E. Huddleston, husband and wife,*** their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in Davidson County, State of Tennessee, as follows:

Being Lot No. 101 on the Plan of Woodbury Park, of record in Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee

Said Lot No. 101 fronts 96 feet on the easterly side of Seneca Drive and runs back 189 feet on the northerly line and 117 feet on the southerly line, to a dead line, which is a broken line, measuring 110.2 feet thereon.

Map 96-5 Parcel 151 00

The previous and last conveyance being a Deed to Alvin W. Schumacher recorded on July 15, 2005 on 20050715-0082508, Register's Office of Davidson County, Tennessee

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

SOURCE OF DESCRIPTION the previous and last conveyance.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

He covenants that he 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.

He further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS HIS HAND this 28 day of May, 2025

Alvin W. Schumacher

STATE OF ~~TENNESSEE~~
COUNTY OF ~~PUTNAM~~ Davidson

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Alvin W. Schumacher,*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 28 day of May, 2025

NOTARY PUBLIC

My Commission Expires: 3/8/2028

MICHELLE J CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 8, 2028

STATE OF TENNESSEE
COUNTY OF ~~PUTNAM~~ Putnam Davidson

The actual consideration or value whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, on the 29th day of May, 2025.

My Commission Expires: 7-8-25

Notary Public - Register

BETH STONE STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

g/misc-dee/Huddleston,Marshal wd