This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24258-DJ

Karen Johnson Davidson County
Batch# 1281834 DEEDWARR
06/06/2025 07:32:30 AM 3 pgs
Fees: $18.00 Taxes: $4,053.35
20250606-0044450

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,095,500.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2025.

Notary Public
My Commission Expires: 3/26/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pipson Real Estate Holdings LLC 1218 East Market Street Charlottesville VA 22902	New Owner	11804023700

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, **Michael R. Hudson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pipson Real Estate Holdings LLC, a Virginia limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the resubdivision of Lots Nos. 141, 142, and 143, on the Plan of Grandview Heights of record in Instrument #20041029-0129986, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael R. Hudson and wife, Susan P. Hudson, by Warranty Deed from Advanced Resource Mgmt, LLC, of record in Instrument No. 20041203-0144211, in the Register's Office for Davidson County, Tennessee, dated December 1, 2004, and recorded on December 3, 2004; further being the same property conveyed to Michael R. Hudson by Quitclaim Deed from Susan P. Hudson, of record in Instrument No. 20250227-0014460, in the Register's Office for Davidson County, Tennessee, dated February 7, 2025, and recorded on February 27, 2025.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is ☒ improved or ☐ unimproved property located at: **2300 Winford Avenue, Nashville, TN 37211**

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 5 day of June, 2025.

GRANTOR:

Michael R. Hudson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael R. Hudson, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 day of June, 2025.

Notary Public
My Commission expires: _____

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

202506060044450

I, Kirsten Virden, 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 6/5/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/5/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

