WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283146 DEEDWARR
06/09/2025 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20250609-0044997

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Haylee Blystone and Jude Waggoner-Blystone and James John Waggoner	FirstBank	Parcel ID: 108 15 0 050.00
(NAME) 104 Woodcraft Ct.	(NAME) 722 Columbia Ave	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Connie A. Hurt, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Haylee Blystone and Jude Waggoner-Blystone, spouses married to each other and James John Waggoner, a married man as joint tenants** , hereinafter called the Grantees, their heirs 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, State of Tennessee, described as follows, to-wit:

BEING Lot 182B of the Zone Lot Division of Lot Numbers 181 through 188 Percy Priest Woods Section 4, as of record in Plat Book 6900, Page 32, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Connie A. Hurt, unmarried from William A. Odum Jr., married by Warranty Deed dated November 27, 2013 and recorded on December 3, 2013 in Instrument No. 20131203-0123036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Woodcraft Ct., Nashville, TN 37214

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

Witness our hands this 5th day of June, 2025.

Connie A. Hurt

Connie A. Hurt

STATE OF TENNESSEE

COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Connie A. Hurt, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of June, 2025.

Robin R. Rose

Notary Public

My Commission Expires: 5/2/2028

(SEAL)

ROBIN R. ROSE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

June 5, 2025.

Date

Affiant Signature

June 9, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON