THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1298287 DEEDWARR
07/16/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250716-0056296

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Melanie Tercilla-Allen and Tyler Allen 616 Bayhill Court Hermitage, TN 37076	NEW OWNERS	075 16 0A 019.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Hudson, a married man,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Melanie Tercilla-Allen and Tyler Allen, wife and husband**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 616 Bayhill Court, Hermitage, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Walden Woods, First Revision, Phase One of record in Book 9700, page 909, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Hudson, by Warranty Deed from Phillip M. Summers and Catherine A. Summers, husband and wife, dated May 29, 2015, and recorded June 1, 2015, of record in Instrument No. 20150601-0050313, in the Register's Office for Davidson County, Tennessee.

Natalie Hudson, spouse of the above named, Daniel Hudson, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have, marital or otherwise.

This is improved (X) unimproved ( ) property known as 616 Bayhill Court, Hermitage, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 16th day of July, 2025.

Daniel Hudson

Natalie Hudson

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me personally appeared Daniel Hudson and Natalie Hudson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of July, 2025.

Notary Public
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 **July 16, 2025**.

Date

Christen Rabe

Affiant Signature

7/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027