(2)

Karen Johnson Davidson County
Batch # 1303514 DEEDWARR
07/30/2025 09 54.01 AM 2 pgs
Fees $13 00 Taxes $2,164 50
20250730-0060088

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000 00 Jenny R Wilson Affiant Subscribed and sworn to before me on July 28, 2025 Hillary Torrence NOTARY PUBLIC MY COMMISSION EXPIRES 12/17/2028
File No 2025-0317	

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S)	SEND TAX BILL(S) TO	MAP - PARCEL NO
Deborah A Hughes and Robert S Yudinsky 1144 Frewin St Nolensville, TN 37135	Guaranteed Rate, Inc 3940 N Ravenswood Ave Chicago, IL 60613	187-05-0A-015 00-CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREA F. VELASQUEZ, TRUSTEE OF THE ANDREA F. VELASQUEZ REVOCABLE LIVING TRUST, DATED JUNE 7, 2002, AS AMENDED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DEBORAH A. HUGHES, AN UNMARRIED WOMAN, AND ROBERT S. YUDINSKY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Burkitt Springs, Phase 4B, of record in Instrument No 20160802-0079556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to ANDREA F VELASQUEZ, A SINGLE WOMAN, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20170420-0038920, dated April 18, 2017, said Register's Office

Further being the same property conveyed to ANDREA VELASQUEZ, TRUSTEE OF THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002, by quitclaim deed from ANDREA F VELASQUEZ, A SINGLE WOMAN, of record in Instrument No 20180305-0020535, dated March 5, 2018, said Register's Office See Certification of Trust of record in Instrument No 20250730-0060087, said Register's Office The said Trust, THE ANDREA F VELASQUEZ REVOCABLE LIVING TRUST, DATED JUNE 7, 2002, AS AMENDED is one and the same Trust as THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002 and was erroneously referred to as THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002 on prior Quitclaim Deed of record in Instrument No 20180305-0020535, dated March 5, 2018, said Register's Office

The conveyance of the above-described parcel of land is subject to the following

1 The current year's property taxes have been prorated and paid or are assumed by Grantees, Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantor
2 Easements, setback lines, and all other matters as set forth on the above plan of record

3 Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises

This is Improved property known as 1144 Frewin St , Nolensville, TN 37135

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind herself, her 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 my hand on July 28, 2025

Grantor:

The Andrea F. Velasquez Revocable Living Trust, dated June 7, 2002, as amended

By: Andrea F. Velasquez
Name: Andrea F. Velasquez
Title: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrea F Velasquez, Trustee of The Andrea F Velasquez Revocable Living Trust, dated June 7, 2002, as amended, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th day of July, 2025

Notary Public

My Commission expires My Commission Expires January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY