Karen Johnson Davidson County
Batch# 1305981 DEEDWARR
08/05/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20250805-0061863

ANN CASEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029 DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $669,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2025. Notary Public My commission expires: 7/2/29

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terri P. Hudson and Thomas R. Hudson	**New Owner**	**117-02-0C-007.00CO**
107 Sunset Lane		
Madison, MS 39110		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

A. Sidney Knight, Trustee of the A. Sidney Knight Revocable Trust established on September 27, 2011, as amended and restated on December 2, 2020,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terri P. Hudson and Thomas R. Hudson, joint tenants with right of survivorship,

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:

Being Unit No. 7, together with a carport designated and shown as 7A on the plan of Regency Park of record in Plat Book 3700, Page 112, Register's Office for Davidson County, Tennessee and being a part of the horizontal property regime established by Master Deed of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. Sidney Knight, by Warranty Deed from Douglas M. Grisham, unmarried, of record Book 9776, page 62, Register's Office of Davidson County, Tennessee, and being further conveyed to A. Sidney Knight, Trustee of the A. Sidney Knight Revocable Trust established on September 27, 2011, by Quitclaim Deed from A. Sidney Knight, of record in Instrument No. 20111028-0083883, Register's Office for Davidson County, Tennessee. The A. Sidney Knight Revocable Trust established on September 27, 2011, was amended and restated in its entirety on December 2, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. Charter for Homeowners Association of record in Book 8129, Page 118 and Book 8500, Page 717, in the Register's Office for Davidson County, Tennessee.
c. Sewer and Drainage Easement of record in Book 4067, Page 947, in the Register's Office for Davidson County, Tennessee
d. Repurchase Option Agreement of record in Book 3907, Page 839 and Book 4017, Page 740, in the Register's Office for Davidson County, Tennessee.
e. Water Main Easement of record in Book 3943, Page 821 and Book 3953, Page 348, in the Register's Office for Davidson County, Tennessee.
f. Rules and Regulations of record in Instrument No. 20110525-0040197, amended in Instrument No. 20171030-0110958 and Instrument No. 20240403-0023605, in the Register's Office for Davidson County, Tennessee.
g. Master Deed of record in Book 3815, Page 778, Register's Office for Davidson County, Tennessee.

h. By Laws of record in Book 3815, Page 788, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 842, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, Instrument No. 20221110-0120652, Instrument No. 20240403-0023605, Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.
k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is an improved property known as 612 Timber Lane, Nashville, TN 37215.

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 that I am 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 do further covenant and bind myself, my 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, this 4th day of August 2025.

A. Sidney Knight, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Sidney Knight, Trustee of the A. Sidney Knight Revocable Trust established on September 27, 2011, as amended and restated on December 2, 2020, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 4th day of August 2025.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-28

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-337**

Certificate of Authenticity

I, Scott Hubbard, 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

8-4-25.

Date

Affiant Signature

August 4, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of August, 2025

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: 7/2/29
Date

Notary's Seal (if on paper)

M&H File #: **25-337**