Karen Johnson Davidson County
Batch# 1310105 DEEDWARR
08/14/2025 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,571.50
20250814-0064768

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38778-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2025. Notary Public My Commission Expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhett Dudley 4905 A Michigan Avenue Nashville, TN 37209	NEW OWNER	Map and Parcel No.: 09107043400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael Perkins and Ashleigh Krudys, now known as Ashleigh Perkins, husband and wife (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Rhett Dudley, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4905 A Michigan Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of August, 2025.

GRANTORS:

Michael Perkins

Ashleigh Krudys NKA , now known as Ashleigh Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Perkins and Ashleigh Krudys, now known as Ashleigh Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 808, Block 135, on the Plan of No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Perkins and Ashleigh Krudys, husband and wife, by deed dated June 5, 2020 from Elizabeth Ann Clippard N/K/A Elizabeth Clippard Scaglione, a married woman, of record in Instrument No. 20200616-0061786, Register's Office for Davidson County, Tennessee. Ashleigh Krudys having since changed her legal name to Ashleigh Perkins.

This conveyance is made subject to the matters set forth below:

1. State, County, and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and are assumed by Grantee.
2. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
3. All matters appearing on the Plan of record as Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant For Detached Structure of record in Instrument No. 20160613-0059373, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 13, 2025

Affiant Signature

August 13, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13 day of August, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY