WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1321891
09/15/2025 02:30:42 PM
Fees: $13.00 Taxes: $3,326.30

Davidson County
DEEDWARR
2 pgs

20250915-0073539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

File #25-TC-0720-ON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffery Holman and MaKenzie Holman	Stockton Mortgage Corporation	
(NAME)	(NAME)	
720 North Wickshire Way	88 C. Michael Davenport Blvd.	**172-09-0A-104-00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Frankfort, KY 40601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CODY M. HUDOCK AND JOANNA M. HUDOCK, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEFFERY HOLMAN, AND MAKENZIE HOLMAN, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of SECTION THREE, BANBURY CROSSING, as of record in Plat Book 9700, Page 665 and 666, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cody M. Hudock and Joanna M. Hudock, husband and wife, by Warranty Deed from Just One More Well, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230911-0071135, in the Register's Office of Davidson County, Tennessee, dated September 08, 2023 and recorded on September 11, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BANBURY CROSSING, as recorded in Plat Book 9700, Page(s) 665 & 666.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10369, Page 48, as Supplemented in Book 10962, Page 516, Book 11218, page 180 and Amended in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292 and Book 4693, Page 690.
* Charter for Banbury Crossing Homeowners Association, Inc., as recorded in Book 11187, Page 575.
* By Laws for Banbury Crossing Homeowners Association, Inc., as recorded in Instrument No. 20020610-0070239 and Amendment to By-Laws of Banbury Crossing Homeowners Association, Inc. recorded as Instrument No. 20250109-0002056
* Common Open Space Deed recorded in Instrument No. 20190329-0028382.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **720 North Wickshire Way, Brentwood, TN 37027.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th day of September, 2025.

Cody M. Hudock

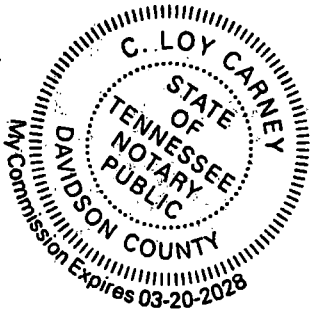
Joanna M. Hudock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Cody M. Hudock, 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 9th day of September, 2025.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Joanna M. Hudock, 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 9th day of September, 2025.

Notary Signature
My commission expires:

