WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334831 DEEDWARR
10/16/2025 12:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20251016-0082433

TANNY SEXTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04.22.2026 WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 25, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 250284

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael Judkins and Margaret Judkins	Michael Judkins and Margaret Judkins	075-09-0-179.00
(NAME)	(NAME)	
235 Bonnafield Drive	235 Bonnafield Drive	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY THOUSAND AND NO/100 Dollars ($440,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, GLENNA D. READ, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MICHAEL JUDKINS AND MARGARET JUDKINS, HUSBAND AND WIFE, 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 Lot No. 1127 on the Plan of Hermitage Hills Subdivision, Section 9, of record in Book 3600, page 97, Register's Office for said County, as follows:

Said Lot No. 1127 fronts 86.2 feet on the northerly margin of Bonnafield Drive and runs back between lines measuring 141.5 feet on the easterly line and 151.36 feet on the westerly line to a dead line in the rear measuring 75.91 feet thereon.

Being the same property conveyed to Wesley R. Combs and Wife, Glenna D. Combs by Warranty Deed from Fred B. Williams, John L. Zentz, Horace L. Garrett, James N. Mcclung, of record in Book 4312, Page

731, Register's Office for Davidson County, Tennessee, dated June 13, 1969 and recorded on June 17, 1969.

Being the same property conveyed to John M. L. Brown, Trustee by Quitclaim Deed from Wesley R. Combs and wife, Glenna D. Combs, record in Book 6109, page 443, Register's Office for Davidson County, Tennessee, dated August 04, 1983 and recorded on August 04, 1983 and within the same deed the said John M. L. Brown, Trustee conveyed his interest in the subject property to Glenna D. Combs.

unimproved ☐
This is improved ☒ property, known as 235 Bonnafield Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands this 15th day of October, 2025.

Glenna D. Read
Glenna D. Read

STATE OF TENNESSEE

COUNTY OF WILSON

Signed and sworn to before me the 15th of October, 2025, by Glenna D. Read, a single woman, 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:

KIMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 04/22/2028
WILSON COUNTY

I, Andy Maloney, 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 **10/15/2025** (date of document).

Affiant Signature
Date **10/15/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **15** day of **October**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY