THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1346417 DEEDWARR
11/14/2025 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20251114-0091043

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

The actual consideration or value whichever is greater, for this transfer is **$690,000.00**

Subscribed and sworn to before me this 4th day of November, 2025.

Notary Public
My Commission Expires: 1/28/26

Affiant

KIRK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s): |
|---|---|---|
| **Joseph Parisi & Christine Guab**<br>**5462 Drye Run Road**<br>**Joelton, TN 37080** | ~~Same as New Owner~~<br>Rocket Mortgage LLC<br>1050 Woodward Ave.<br>Detroit, MI 48226-1406 | **004-00-0-201.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Myra Elaine Hudson, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Joseph Parisi and Christine Guab, married to each other**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being described based on a field survey completed on September 27, 1990 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows: Containing 5.06 Acres.**

**To find the point of beginning, start at the intersection of the Northerly right-of-way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 81 degrees 36 minutes 07 seconds West 296.96 feet; Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a curve in the Easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the Northeast and having a radius of 25.00 feet, Northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees 00 minutes 00 seconds to the point of tangency; Thence, continuing with said margin, North 8 degrees 23 minutes 53 seconds East 508.00 feet to the beginning of a curve in said margin concave to the Southeast and having a radius of 840.00 feet; Thence, with said curve, Northerly an arc distance of 149.65 feet through a central angle of 10 degrees 12 minutes 27 seconds to an iron pin; Thence, continuing with said curve and margin, Northeasterly an arc distance of 407.13 feet through a central angle of 33 degrees 13 minutes 37 seconds to the point of tangency;**

**Thence, with said margin, North 51 degrees 49 minutes 57 seconds East 62.18 feet to the beginning of a curve in said right-of-way concave to the Northwest and having a radius of 366.65 feet; Thence, with said curve Northeasterly an arc distance of 133.17 feet through a central angle of 20 degrees 40 minutes 37 seconds to an iron pin; The point of Beginning; Thence, continuing with said curve and margin, Northerly an arc distance of 571.65 feet through a central angle of 89 degrees 19 minutes 48 seconds to the point of tangency; Thence, with said margin, North 50 degrees 18 minutes 28 seconds West 61.54 feet to an iron pin; Thence, severing said Caudill property, North 31 degrees 41 minutes 32 seconds East 629.08 feet to an iron pin in the Southerly boundary line of property owned by Sandra K. Howard and Sue Ella Miller, of record in Deed Book 7326 in page 26 in said Register's Office; Thence, with said boundary line, South 62 degrees 10 minutes 53 seconds East 114.60 feet to iron pin; Thence, with the Westerly boundary line of property owned by Thresa C. Barnes and Clifton Leonard Smith II, of record in Deed Book 6636 page 720 in said Register's Office, South 6 degrees 39 minutes 22 seconds West 1100.85 feet to an iron pin; Thence, again severing said Caudill property, North 58 degrees 58 minutes 40 seconds West 152.05 feet to the beginning containing 5.06 acres.**

**Being the same property conveyed to Gary Hudson and Wife, Myra Hudson by Deed from Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, individually of record in Book 9522, Page 759, Register's Office for Davidson County, Tennessee.**

**Being the same property further conveyed to Myra Elaine Hudson by Quitclaim deed from Gary Wayne Hudson of record in Instrument 20210303-0027797, Register's Office for Davidson County, Tennessee, dated 1/27/2021 and recorded on 3/3/2021. The said Myra Elaine Hudson and Gary Wayne Hudson were divorced by Final Decree entered on November 20, 2020 in the Chancery Court for Cheatham County, Tennessee at Ashland City under Docket No. 17918.**

**This is improved property known as: 5462 Drye Run Road, Joelton, TN 37080**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 November, 2025.

**Myra Elaine Hudson**

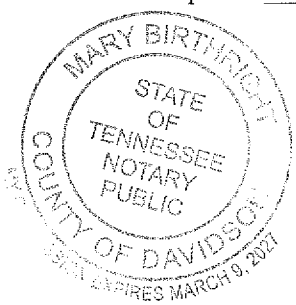
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Myra Elaine Hudson and ,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 4th day of November, 2025.

My Commission Expires: _____

NOTARY PUBLIC



**Tennessee Certification of Electronic Document**

I, Tonya Thomas, 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 11-4-25 (date of document).

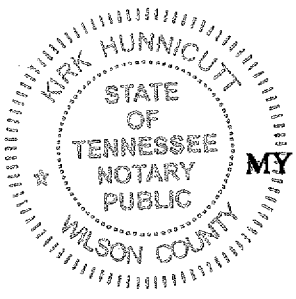
Tonya Thomas
Affiant Signature

11-14-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14th day of NOV, 2025.




Notary's Signature

MY COMMISSION EXPIRES: 1/28/26