This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $575,000

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of NOV, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Ashley Rhodes & Nicky Slaughter
1717 Hudson Rd
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1351761 DEEDWARR
12/01/2025 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20251201-0094879

SEND TAX BILLS TO:
Ashley Rhodes & Nicky Slaughter
1717 Hudson Rd
Madison, TN 37115

MAP AND PARCEL NUMBER: 06300006900

WARRANTY DEED
25NT001485

Effective the 31 Day of OCT, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Iltene V. Noel, a ten-percent (10%) share, Jude Laporte, a fifteen-percent (15%) share, and The Blessed Brothers, Inc., a Tennessee nonprofit corporation, a ninety-percent (75%) share

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ashley Rhodes & Nicky Slaughter, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as Tract No. 2 in the Deed from Louis Clifton Huffines and wife, to George P. Howell, more particularly described according to a copy of a survey made by Harvey Gee, Surveyor, May 17, 1948, as follows:

Beginning at a spike in the center of Hudson Road 208.5 feet southerly from the southeast corner of said Hudson Road and Nawakwa Trail, now called Pawnee Trail, said point being also the southwest corner of a tract of land owned by Daniels; thence with the south boundary of said Daniels tract, N. 72 degrees E. 220.7 feet to Daniels' southeast corner; thence with the east boundary of said Daniels Tract, N. 0.5 degrees E. 81.1 feet to a point; thence eastwardly 20.7 feet to an iron pin and N. 0.4 degrees 30' W. 92.6 feet to an iron pin in the southerly margin of said Nawakwa Trail, now called Pawnee Trail; thence S. 14 degrees 30' E. 375 feet, more or less, to an iron pin in the northerly boundary of a 13.1 acre tract shown on said survey; thence with same, S. 75 degrees 15' W. 22.6 feet to a point; thence S. 30 degrees 55' E. 79.8 feet to a point; thence S. 72 degrees W. 200 feet to a point in the center of said Hudson Road; thence with the same, N. 30 degrees 55' W. 300 feet to the beginning, said tract being designated as Lots Nos. 1 and 2 on said survey, and a tract on said survey.

Being the same property conveyed to Iltene V. Noel, a ten-percent (10%) share, Jude Laporte, a fifteen-percent (15%) share, and The Blessed Brothers, Inc., a Tennessee nonprofit corporation, a ninety-percent (75%) share

from Iltene V. Noel and Jude Laporte, by Quitclaim Deed dated 08/06/2024 and recorded 08/21/2024 in Instrument No. 20240821-0064238, Register's Office of said County.

Being the same property conveyed by Quitclaim Deed to Iltene V. Noel, unmarried and Jude Laporte, married, from Iltene V. Noel, unmarried, on August 18, 2021, dated and recorded on August 18, 2021, in Instrument No. 20210818-¬0111775, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Iltene V. Noel, a married person from Rita K. Thurston, unmarried, by Warranty Deed dated 12/31/2019 and recorded 01/07/2020 in Instrument No. 20200107-0001936, Register's Office of said County.

This is an improved property commonly known as: 1717 Hudson Road, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Iltene V. Noel DIGITALLY SIGNED 10/31/2025 02:40 PM CDT

Iltene V. Noel

State of _____)
County of _____)

Personally appeared before me, by means of online notarization, the undersigned authority, a Notary Public for said county and State, **Iltene V. Noel,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of OCTOBER, 2025 (EH).

Edward P. Hunsberger Sr. DIGITALLY SIGNED 10/31/2025 02:55 PM CDT

Notary Public
My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Jude LaPorte DIGITALLY SIGNED 10/31/2025 02:37 PM CDT

Jude Laporte

State of TN)
County of DAVIDSON (EH)

Personally appeared before me, by means of online notarization, the undersigned authority, a Notary Public for said county and State, **Jude Laporte**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of OCT, 2025 (EH)

Edward P. Hunsberger Sr. DIGITALLY SIGNED 10/31/2025 02:55 PM CDT

Notary Public
My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNiX®

Jude N. LaPorte, President DIGITALLY SIGNED 10/31/2025 02:25 PM CDT

Jude N. Laporte, President, The Blessed Brothers Inc

State of _____)
County of _____)

Before me, by means of online notarization, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jude N. Laporte** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** of **The Blessed Brothers Inc** and that capacity executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 31ST day of OCT, 25 (EH).

Edward P. Hunsberger Sr. DIGITALLY SIGNED 10/31/2025 02:55 PM CDT

Notary Public
My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
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Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10/31/25 (date of document).

Affiant Signature

11/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of NOV, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26