THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152768**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $554,000.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2025. Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 1358573 DEEDWARR 12/16/2025 10:39:30 AM 3 pgs Fees: $18.00 Taxes: $2,049.80 20251216-0099937	

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2028

WARRANTY DEED

Address New Owner: John Falkum and Stephanie Armstrong 6828 Highland Park Drvc Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 143-03-0-009.00

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, **Rebecca Ann Breedlove, Amy Lynn Walls f/k/a Amy Lynn Simon and Scott I. Cudd, Successor Trustees of The Virginia Ann Cudd Revocable Trust u/t/a dated August 21, 2002** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Falkum and Stephanie Armstrong, married to each other**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled West Meade Highlands, Section I, of record in Plat Book 3700, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DONALD E. CUDD and wife, VIRGINIA ANN CUDD, by deed from GEORGE GIANIKAS and wife, MARY ELLEN GIANIKAS, of record in Book 4363, page 816, dated September 10, 1969, said Register's Office.

DONALD E. CUDD and wife, VIRGINIA ANN CUDD conveyed to DONALD E. CUDD, TRUSTEE OF THE DONALD E. CUDD REVOCABLE TRUST U/T/A DATED AUGUST 21, 2002, HIS SUCCESSORS AND ASSIGNS, by quitclaim deed of record in Instrument 20021120-0144303, dated September 20, 2002, said Register's Office.

DONALD E. CUDD died on or about December 10, 2010.

VIRGINIA ANN CUDD AS TRUSTEE OF THE DONALD E. CUDD REVOCABLE TRUST conveyed to VIRGINIA ANN CUDD TRUSTEE OF THE VIRGINIA ANN CUDD REVOCABLE TRUST U/T/A DATED AUGUST 21, 2002, ITS SUCCESSORS AND ASSIGNS, by quitclaim deed of record in Instrument No. 20160601-0055031, dated May 23, 2016, said Register's Office.

VIRGINIA ANN CUDD died on or about August 6, 2025.

Rebecca Ann Breedlove, Amy Lynn Wells f/k/a Amy Lynn Simon, and Scott I. Cudd having been named Successor Trustees of the Virginia Ann Cudd Revocable Trust u/t/a dated August 21, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 143-03-0-009.00.

Matters shown on the Plan of record in Plat Book 3700, page 70, said Register's Office.

This is improved property located at 6828 Highland Park Drve Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 12th day of December, 2025.

The Virginia Ann Cudd Revocable Trust u/t/a dated August 21, 2002

Rebecca Ann Breedlove trustee
By: Rebecca Ann Breedlove, Successor Trustee

Amy Lynn Walls Trustee
By: Amy Lynn Walls, Successor Trustee

Scott I Cudd Trustee
By: Scott I. Cudd, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Ann Breedlove, Amy Lynn Walls and Scott I. Cudd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Virginia Ann Cudd Revocable Trust u/t/a dated August 21, 2002, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/12/25 (date of document).

Jennifer L Pennell

12/12/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/12, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029