WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362141 DEEDWARR
12/29/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20251229-0103013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Emily N. Hoskins and Perry A. Ludwig	NEW OWNER	180 04 0A 181.00
(NAME)	(NAME)	
2328 Forest Lake Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Stuart and Ruth Stuart, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emily N. Hoskins, an unmarried woman and Perry A. Ludwig, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a 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.1 on the Plan of SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION- CLUSTER LOT OPTION of record in Plat at Instrument No. 20160725-0076246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Stuart and Ruth Stuart, husband and wife by Warranty Deed from Jonathan Lim Dhillon and Rebekah Sheen Allen-Dhillon, husband and wife of record in Instrument No. 20200630-0070661 in the Register's Office of Davidson County, Tennessee, dated on June 25, 2020 and recorded on June 30, 2020.

This conveyance is subject to: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION- CLUSTER LOT OPTION, as recorded in Plat Instrument No. 20160725-0076246; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO HIGHLAND CREEK RS10 CLUSTER OPTION, as recorded in Plat Instrument No. 200004250040723; Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311; First Supplementary is recorded in Instrument No. 20000413-0037474; Easement for Access, recorded in Instrument No. 20161220-0133611; Stormwater detention agreement as set forth in instrument recorded in Book 11338, Page 738; By-Laws for Highland Creek Homeowners Association, Inc. recorded in Book 11568, Page 301; Common Open Space Deed Recorded in Instrument No. 20031014-0151693; Instrument No. 20041229-0153516; Instrument No. 20160808-0081891.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2328 Forest Lake Dr, Nashville, TN 37211
(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.

Effective the 23rd day of December, 2025.

David Stuart

Ruth Stuart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of December, 2025, before me personally appeared David Stuart and Ruth Stuart, 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
My Commission Expires: 4/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202512290103013

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/23/2025 (date of document).

Affiant Signature

12/23/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON