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

Karen Johnson Davidson County
Batch# 1369693 DEEDWARR
01/14/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260114-0003462

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $355,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 13 Day of Dec, 2026.

_____
Notary Public
My Commission expires 11/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Tina Waller
112 Orchard Dr
Old Hickory, TN 37138

SEND TAX BILLS TO:
Tina Waller
112 Orchard Dr
Old Hickory, TN 37138

MAP AND PARCEL NUMBER: 04411001800

WARRANTY DEED
25NT01879

Effective the 13 Day of ~~Dec~~ Jan, 2026 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,
Tina Waller, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Justin Hudson, an unmarried man and Aubrey Ballard, an unmarried woman, as joint tenants

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 Davidson County, Tennessee, being all of Lot No. 151, on the plan of Section "A" Village of Old Hickory, according to plat and survey appearing of record in Plat Book 1424, page 68, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Justin Hudson, an unmarried man and Aubrey Ballard, an unmarried woman from Matt Sievers and Elizabeth Sievers, husband and wife, by Warranty Deed dated 09/20/2021 and recorded 09/22/2021 in Instrument No. 20210922-0127654, Register's Office of said County.

This is an improved property commonly known as: 112 Orchard Drive, Old Hickory, TN 37138

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.

Witness our hands this the 13 day of January 2026

Justin Hudson

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Justin Hudson,** 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.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Aubrey Ballard

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Aubrey Ballard,** 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.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-13-2026 (date of document).

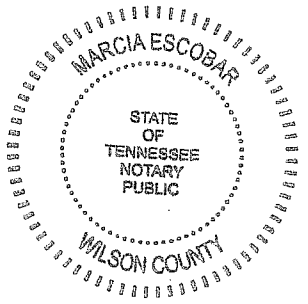
Affiant Signature

1-13-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027