Karen Johnson Davidson County
Batch# 1372861 DEEDWARR
01/23/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20260123-0005718

EXECUTOR DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $183,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/21/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/1/2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 7124-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Andina Miami, LLC	New Owner(s)	119-03-0-109.00
366 Wimpole Drive	219 Townes Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Estate of Jerry Wayne Hudgens

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andina Miami, LLC, a Florida Limited Liability Company

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. 79 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 79 fronts 140 feet on the easterly side of Wimpole Drive and extends back 189.9 feet on the northerly line and 168.4 feet on the southerly line to a dead line, measuring 102.2 feet thereon.

Being the same property conveyed to Jerry Wayne Hudgens by Warranty Deed from Garry Reid, Richard Reid and Virginia Catlin of record in Book 9720, Page 834, Register's Office for Davidson County, Tennessee, dated June 30, 1995 and recorded on July 03, 1995.

Jerry Wayne Hudgens, having died intestate on August 27, 2025, his interest in said property being conveyed pursuant to that Order Authorizing Sale of Real Property in Case No. 25P2024, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 366 Wimpole Drive Nashville, TN 37211

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 that GRANTOR, in his capacity as ADMINISTRATOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that

GRANTOR, in his capacity as ADMINISTRATOR (and not individually) does further covenant and bind himself 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.

Arthur Hummell, Administrator

Madalyn Hummell, Administrator

STATE OF Florida

COUNTY OF St. Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur Hummell and Madalyn Hummell, Administrator of the Estate of Jerry Wayne Hudgens, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal, this January 20, 2026.

Notary Public

My Commission Expires: 11-11-2029

YVONNE GRAYSON
Commission # HH 730137
Expires November 11, 2029

File #: 7124-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 21, 2026.

J. Carlton Drumwright

January 21, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 21, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY