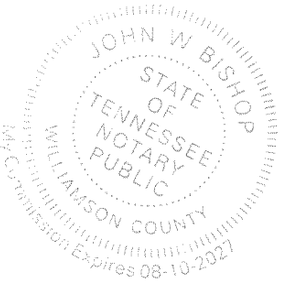
Karen Johnson Davidson County
Batch# 1385132 DEEDWARR
02/25/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,713.10
20260225-0014846



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $463,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stanton Charles Hudmon	New owner	072-09-0-391.00
1027 Carolyn Ave.	30 Belted Kingfisher Road	
Nashville, TN 37216	Fernandina Beach, FL 32034	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lisa Rueckert, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stanton Charles Hudmon, an unmarried person

(hereinafter called the "Grantee"), his 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 Lot No. 47, on the Plan of Irvington as shown on plat of record in Plat Book 843, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa Rueckert, single woman by Warranty Deed from Christopher D. Cline, single and Jo Ann G. Cline, married of record in Instrument No. 20140117-0004792 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 17, 2014. Lisa Rueckert has since married and Warren Beck joins in the execution of this instrument to convey any interest that he may have in subject property particularly any marital interest.

This is improved property known as **1027 Carolyn Ave., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18 day of February, 2026.

Lisa Rueckert

Warren Beck

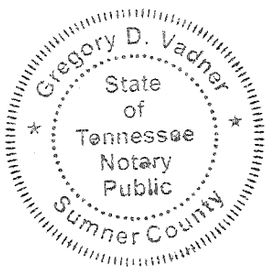
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lisa Rueckert and Warren Beck, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18 day of February, 2026.

Notary Public
My Commission Expires: 8-23-27

Lenders Title Company File No. 25-001282-626



True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of February, 2026.

Affiant Signature
Date 2-24-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028