Return to and

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1386855 DEEDWARR
03/02/2026 08:05:23 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20260302-0015853

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

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

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Asa Davis and Seyward Davis	New Owner	072 03 0 105.00
~~1116 McChesney Avenue~~ 3724 B Burrus St. Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Daniel J. Hudgins, a single person,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Asa Davis and Seyward Davis, husband and wife,** hereinafter called the Grantees, their successors 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 the Westerly one-half of Lot No. 180 on the Plan of INGLEWOOD PLACE, as of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, beginning at a point in the Northerly margin of McChesney Avenue, said point being the Southwest corner of Lot No. 179 as shown on the Plan of INGLEWOOD PLACE, of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee; thence running along the Westerly margin of McChesney Avenue, a distance of 50 feet; thence running back between parallel lines 205 feet to a dead line in the rear, which measures 50 feet.

Being the same property conveyed to Daniel J. Hudgins, A Single Person, by Warranty Deed from Coordination Plus, LLC, A Tennessee Limited Liability Company and Britt Grimsley and Wife, Jennifer Grimsley, of record in Instrument No. 20100218-0012227, in the Register's Office of Davidson County, Tennessee, dated February 12, 2010 and recorded on February 18, 2010.

This property is improved property known as 1116 McChesney Avenue, Nashville, TN 37216.

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, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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.

WITNESS my hand this 20 day of February, 2026.

Daniel J. Hudgins

Acknowledgment

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel J. Hudgins, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 20 day of February, 2026.

Notary Public
Commission expiration date: 11/12/2026
(Affix Seal)

