Karen Johnson Davidson County
Batch# 1408915 DEEDWARR
04/21/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260421-0032582

WARRANTY DEED

File No. BC-26-339

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Wilson (NAME)	CrossCountry Mortgage, LLC (NAME)	
157 Dellway Dr (ADDRESS)	2160 Superior Avenue (ADDRESS)	060-16-0-103.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NATALIE UDWIN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDREY WILSON AND TIFFANY CANNON, DOMESTIC PARTNERS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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. 285 on the Plan of Joywood Heights, Section 2, as of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 285 fronts 75 feet on the northerly side of Dellway Drive and runs back between parallel lines 299.7 feet on the westerly line and 304.5 feet on the easterly line, to a deadline in the rear, measuring 75.1 feet thereon.

Being the same property conveyed to Barbara Lee Talbert and Natalie Udwin, spouses married to each other by Warranty Deed from Natalie Ferwerda, married woman and Justin Ferwerda, her husband of record in Instrument No. 20180614-0057185 Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 14, 2018.

Being the same property conveyed to Natalie Udwin by Quitclaim Deed from Barbara Lee Talbert of record in Instrument No. 20251231-0104049 Register's Office for Davidson County, Tennessee, dated September 08, 2025 and recorded on December 31, 2025.

This is property more commonly known as 157 Dellway Dr, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my hand this 2 day of April, 2026.

Natalie Udwin

STATE OF GEORGIA
COUNTY OF FULTON

On this 2 day of April, 2026, before me personally appeared Natalie Udwin, 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's (or persons') free act and deed.

Witness my hand, at office, this 2 day of April, 2026.

Notary Signature
My commission expires: 11/17/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 17. 2026

Affiant Signature

20th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

