Karen Johnson Davidson County
Batch # 1417236 DEEDWARR
05/07/2026 08:32:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260507-0041022

Map & Parcel: 117 08 0B 007.00

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HUNTER S. FUTCH	*	Hunter S. Futch
BLAIR D. FUTCH	*	Blair D. Futch
103 Stokeswood Place	*	912 Brenton Park Court
Nashville, TN 37215	*	Brentwood, TN 37027

The **GRANTOR, JORDAN BLAIR DUDLEY, an unmarried woman,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

HUNTER S. FUTCH and wife, BLAIR D. FUTCH,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 7 on the revised plan of Stokeswood Condominium, as shown on the plat of the same of record in Plat Book 6200, Page 438, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Together with and subject to any and all rights to common elements and limited common elements appurtenant thereto, as well as any covenants, conditions and restrictions therein, as set forth in Master Deed and Bylaws, of record in Book 6441, Page 577, Book 6453, Page 620 and Book 6293, Page 777, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JORDAN BLAIR DUDLEY, an unmarried woman, by Warranty Deed of record at Instrument No. 20140903-0080612 in the Register's Office for Davidson County, Tennessee. JORDAN BLAIR DUDLEY being one and the same as BLAIR D. FUTCH.

This conveyance is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6200, Page 438, and any and all restrictions, existing roadways, easements and rights-of-way of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of April, 2026, by the undersigned.

JORDAN BLAIR DUDLEY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JORDAN BLAIR DUDLEY, also known as BLAIR D. FUTCH,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

CARLISLE DALE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-9-2030

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 20th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: _____

