THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9294-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2026. Notary Public MY COMMISSION EXPIRES: 11/26/2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1421836 DEEDWARR
05/19/2026 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260519-0044471

NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jones Construction, LLC	**Jones Construction, LLC**	
3732 Moss Rose Drive	3732 Moss Rose Drive	050-00-0-020.00
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(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, WE, **Marcella Darby Hudson, Trustee of The Hudson Family Trust U/A dated October 30, 2025, and James F. Hudson, individually, and James F. Hudson, Trustee of The James F. Hudson Living Trust U/A dated February 12, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jones Construction, LLC, a Tennessee Limited Liabilty Company**

HEREINAFTER CALLED THE GRANTEE, ItS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee and being described as follows:

Beginning at an iron pin set at the intersection of the southerly right of way of Brick Church Lane with the westerly right of way of Brick Church Pike; thence with the westerly margin of Brick Church Pike (30' from the centerline) S05°16'52"W 248.22' to an iron pin set; thence leaving Brick Church Pike and with the line of Metro Nashville Power Board (Bk. 3431, page 342 R.O.D.C., Tn.) the following calls N84°46'52"W 145.04' to an iron pin set; thence N01°32'12"W 25.71' to an iron pin set; thence N89°59'17"W 149.91' to an iron pin set; thence N00°24'53"E 126.03' to an existing iron pin; thence with a curve to the right having a radius of 725.10' and a long chord of 95.23', said chord having a bearing of N 03°24'41"E a distance along the curve of 95.30' to an iron pin set; thence with a curve to the right having a radius of 25.00' and a long chord of 35.36', said chord having a bearing of N52°48'28"E, a distance along the curve of 39.28' to an iron pin set on the southerly margin of Brick Church Lane; thence with the margin of the said Lane (25' from the centerline) S83°07'09"E 285.18' to the point of beginning, containing 1.71 acres more or less. according to a survey by J. Bruce Rainey, Surveyor, RLS #823, Land Development Consultants, 900 S. Broadway, Portland, TN 37148 dated April 28, 2026 and known as Job No. 260059.

Being the balance of the property conveyed to Marie J. Hudson by Will of Elise H. Jones of record in Will Book 67, page 363A, County Clerk's Office for Davidson County, Tennessee. The said Marie J. Hudson died on March 5, 2018, leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 18P637 in the Probate Court for Davidson County, Tennessee, which devised the property to James F. Hudson and Wesley H. Hudson, said Will being recorded in Instrument No. 20180529-0050645 in the Register's Office for Davidson County, Tennessee. The said Wesley H. Hudson subsequently conveyed his interest in the property to the said James F. Hudson by Quitclaim Deed dated July 27, 2018 and recorded on July 30, 2018 in Instrument No. 20180730-0074034 in said Register's Office. The said James F. Hudson subsequently conveyed a one-half (1/2) undivided interest in the property to the said Wesley H. Hudson by Quitclaim Deed dated February 7, 2019 and recorded on February 8, 2019 in Instrument No. 20190208-0012017 in said Register's Office. The said Wesley Harlan Hudson, being one and the same as the said Wesley H. Hudson, subsequently conveyed his interest in the property to Wesley Harlan Hudson and Marcella Darby Hudson, as Co-Trustees of the Hudson Family Trust, U/A dated October 30, 2025 by Quitclaim Deed dated October 30, 2025 and recorded on November 4, 2025 in Instrument No. 20251104-0087897 in said Register's Office. Pursuant to the foregoing, the Grantors herein, being James F. Hudson, as to a one-half (1/2) undivided interest, and Wesley Harlan Hudson and Marcella Darby Hudson, as Co-Trustees of the Hudson Family Trust U/A dated October 30, 2025, as to a one-half (1/2) undivided interest, are the owners of all right, title and interest in and to the property. James F. Hudson, Trustee of the James F. Hudson Living Trust U/A February 12, 2024, joins in this conveyance in order to convey any interest the Trust has in the subject propety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is real property known as **3360 Brick Church Pike, Nashville, TN 37207** 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 successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, itssuccessors 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 our hands this the 14th day of May, 2026.

The Hudson Family Trust U/A dated: October 30, 2025

BY: Marcella Darby Hudson Trustee
Marcella Darby Hudson, Trustee

James F Hudson
James F. Hudson

The James F. Hudson Living Trust U/A dated February 12, 2024

BY: James F Hudson Trustee
James F. Hudson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James F. Hudson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of May, 2026.

My Commission expires: 11-8-27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **James F. Hudson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Trustee of The James F. Hudson Living Trust U/A dated February 12, 2024,** the within named bargainor, a Trust, and that he has executed the within instrument for the purposes stated therein by signing the name of the Trust by himself as its Trustee.

Witness my hand and official seal this the 14th day of May, 2026.

Notary Public my commission expires: 11-8-27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Marcella Darby Hudson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of The Hudson Family Trust, U/A dated: October 30, 2025** the within named bargainor, a Trust, and that she has executed the within instrument for the purposes stated therein by signing the name of the Trust by herself as its Trustee.

Witness my hand and official seal this the 14th day of May, 2026.

Notary Public my commission expires: 11-8-27

Certificate of Authenticity

I, Anthony N. Greco, 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 the 14th day of May, 2026.

05/14/2026

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14th day of May, 2026.

Commission Expires July 17, 2027

Notary Public

