Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 345,000.00.

Affiant

Subscribed and Sworn before me this 2nd day of June , 2026.

Notary Public
My commission expires: 1/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1429388 DEEDWARR
06/08/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260608-0051384

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Rebecca Davis 6016 Baltic Drive, Nashville, TN 37076	New Owner	086-02-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Meghann Searcy**, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebecca Davis,** an unmarried woman "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 134 on the Plan of Dodson Heights of record in Plat Book 2900, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Hudgins and wife, Brenda F. Hudgins, by Warranty deed from Charles E. Gann and wife, Bobbie J. Gann, of record in Book 7144, page 166, Register's Office for Davidson County, Tennessee, dated February 18, 1987, and recorded on February 23, 1987. The said Brenda F. Hudgins having since died on or about December 28, 2014, leaving James L. Hudgins as the surviving tenant by the entirety. The said James L. Hudgins appears to have died on or about October 09, 2020, leaving a Probate at Docket No. 20P2087, in the Probate Court of Davidson County, Tennessee, at Nashville.

Being the same property conveyed to Tina F. Dutton and Gina R. Swindle, in equal shares, as tenants in common by Excutrix's deed from Tina F. Dutton as Executrix of the Estate of James L Hudgins of record in Instrument No. 20210730-0102491 Register's Office for Davidson County, Tennessee, dated July 23, 2021, and recorded on July 30, 2021.

Further, being the same property conveyed to Meghann Searcy, an unmarried woman, by Warranty Deed from Tina F. Dutton, a married woman, and Gina R. Swindle, a married woman, dated September 9, 2021, and recorded September 13, 2021, of record in Instrument 20210913-0122592, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 6016 Baltic Drive, Nashville, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 2nd day of June , 2026.

Meghann Searcy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of June, 2026, before me personally appeared Meghann Searcy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) exccuted the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 1/22/30



Certificate of Authenticity

I, Joshua A. Terry, 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 6/21/24.

Affiant Signature – Joshua A. Terry

6/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/4/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON