Karen Johnson Davidson County
Batch# 1438329 DEEDWARR
06/25/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260625-0057678

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2290

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of June, 2026

Notary Public

Commission Expires: 2/23/30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick K. Queener and Emily G. Jay 133 Sterling Oaks Court Brentwood, TN 37027	New Owner	172-05-0B-057.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

John Howard Hudson, III and Margaret Katherine Hudson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick K. Queener and Emily G. Jay, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 57 on the Plan of Final Plat of Sterling Oaks, Phase 1 of record in Plat Book 8250, Page 998, 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 John Howard Hudson, III and Margaret Katherine Hudson, husband and wife by Warranty Deed from Lauren Barca and Brandon Barca, wife and husband of record in Instrument No. 20160721-0074973 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 21, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 133 Sterling Oaks Court, Brentwood, TN 37027

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 so 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.

Dated this the 25th day of June, 2026.

John Howard Hudson, III

Margaret Katherine Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of June, 2026, before me personally appeared John Howard Hudson, III and Margaret Katherine Hudson, 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 25th day of June, 2026.

Notary Signature
My commission expires:



WARRANTY DEED

Tennessee Certification of Electronic Document

I, Kim Murray, 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 6/25/26 (date of document).

Kim Murray
Affiant Signature

6/25/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of June, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

