Karen Johnson Davidson County
Batch# 1449281 DEEDWARR
07/20/2026 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260720-0065459

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-40864-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of July, 2026

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-23-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stephen and Paula Eddings 318 Conoga Drive Nolensville, TN 37135	Same address as new owner	187-05-0A-015-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH A. HUGHES, AN UNMARRIED WOMAN AND ROBERT S. YUDINSKY, AN UNMARRIED MAN,** as tenants in common with right of survivorship, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN R. EDDINGS AND PAULA E. EDDINGS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land In Davidson County, Tennessee, bang Lot 15, as shown on the map entitled Burkitt Springs, Phase 4B, of record In Instrument No 20160802-0079556, Register's Office for Davidson County, Tennessee, to which plan reference IS hereby made for a more complete and accurate property description.

Being the same property conveyed to Deborah A Hughes, an unmarried woman and Robert S Yudinsky, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Andrea F Velasquez, Trustee of The Andrea F. Velasquez Revocable Living Trust, Dated June 7, 2002, as amended , of record in Instrument in 20250730-0060088, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ANDREA F VELASQUEZ, A SINGLE WOMAN, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20170420-0038920, dated April 18, 2017, said Register's Office Further bang the same property conveyed to ANDREA VELASQUEZ, TRUSTEE OF THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002, by quitclaim deed from ANDREA F VELASQUEZ, A SINGLE WOMAN, of record In Instrument No 20180305-0020535, dated March 5, 2018, said Register's Office See Certification of Trust of record In Instrument No 20250730-0060087 said Register's Office The said Trust, THE ANDREA F VELASQUEZ REVOCABLE LIVING TRUST, DATED JUNE 7, 2002, AS AMENDED IS one and the same Trust as THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002 and

was erroneously referred to as THE ANDREA VELASQUEZ LIVING TRUST, DATED JUNE 7, 2002 on Deed of record Instrument No 20180305-0020535, dated March 5, 2018, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1144 Frewin Street, Nolensville, TN 37135

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of July, 2026

GRANTOR(S)

Deborah A. Hughes

Robert S. Yudinsky

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Deborah A. Hughes and Robert S. Yudinsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of July, 2026.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 19, 26 (date of document).

Jennifer Pennell

July 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 20, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal