**Prepared By & Return To:**
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0225

Karen Johnson
Batch # 1482688
10/09/2026 09:36:34 AM
Fees: $13.00 Taxes: $895.40

Davidson County
DEEDWARR
2 pgs

20261009-0092856

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Melissa M. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of October, 2026

Kim Graves
Notary Public

Commission Expires: 8-1-28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Melissa Maddux Smith<br>112 Cobblestone Place Drive<br>Goodlettsville, TN 37072 | Old National Bank<br>One Main Street<br>Evansville, IN 47708 | 034-01-0F-007.00 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,

**Doug Branch Hudson, an unmarried man**

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

**Melissa Maddux Smith, an unmarried woman**

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 Unit 7 on the Plan of Cobblestone II Townhomes, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, of record in Instrument No. 20160401-0031281, and Scrivener's Affidavit of record in Instrument No. 20170501-0042305, as amended in Instrument Nos. 20160929-0102734 and 20180424-0038505, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas Branch Hudson, a single man, by Warranty Deed from Robert M. Brown, a single man, dated 4/10/2020 and recorded 4/15/2020 in Instrument No. 20200415-0039317, Register's Office for Davidson County, Tennessee.

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: 112 Cobblestone Place Drive, Goodlettsville, TN 37072

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 uses, 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 1st day of October, 2026.

Doug Branch Hudson

STATE OF INDIANA
COUNTY OF Vanderburgh

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Doug Branch Hudson** 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 official seal at Evansville, Indiana this 1st day of October, 2026.

Notary Public
My Commission Expires: 1/3/2031

(Notary Seal)

NOTARY PUBLIC SEAL INDIANA
AURIAN K GARRETT
Notary Public, State of Indiana
Vanderburgh County
Commission Number NP0745834
My Commission Expires
January 03, 2031