Karen Johnson Davidson County
Batch# 435743 DEEDWARR
07/13/2020 08:39:08 AM 3 pgs
Fees: $18.00 Taxes: $137.01
20200713-0075954

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,030.84.

Affiant

Subscribed and sworn to before me, this 10th day of ~~May~~ July 2020

Notary Public

My Commission Expires: 1/3/2022

CIARA KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2022

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Bryan Gobbell Kelly M. Tronzo 1007 Elm Hill Pike Nashville, Tennessee 37210	Charles Bryan Gobbell Kelly M. Tronzo PO Box 292376 Nashville, TN 37229	1060200500

WARRANTY DEED

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

FOR AND IN CONSIDERATION of the sum of Thirty-Seven Thousand Five Hundred and No/100 ($37,500.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **CHARLES WILLIAM DORRIS**, a Tennessee citizen and the only shareholder of **HILLMAN AMERICAN GROUP, INC.** an inactive Tennessee corporation administratively dissolved on July 21, 2010, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **CHARLES BRYAN GOBBELL**, an unmarried man, and **KELLY M. TRONZO**, an unmarried woman, as joint tenants with right of survivorship, hereinafter called the GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 in B. E. Matthews' Subdivision on the South side of the Old Stones River Pike, called the Old Lebanon Pike on the Plan of said Subdivision, as of record in Book 57, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet, more or less, on the southerly side of said Pike and runs back between parallel lines 175 feet, more or less, on the west line and 168 feet, more or less, on the east line to a dead line.

Being the same property conveyed to Hillman American Group by David K. Miller and wife, Elizabeth Ann Miller by warranty deed of record in Book 6338, Page 553 and recorded on July 16, 1984 in the Register's Office of Davidson County, Tennessee.

Said Hillman American Group, an inactive Tennessee Corporation, was administratively dissolved on July 21, 2010 at which time Charles Williams Dorris was its sole and only shareholder.

This is improved real property known as 1007 Elm Hill Pike, Nashville, Tennessee 37210.

This conveyance is made subject to any such limitations, encumbrances, easements and restrictions as may affect the premises and to the findings of a title report.

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, its successors and assigns, forever. Grantor does covenant with said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 10th day of July 2020.

CHARLES WILLIAM DORRIS

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Before me, Ciara Kennedy, a Notary Public of the State and County aforesaid, personally appeared **CHARLES WILLIAM DORRIS**, 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 lawfully seized owner of the aforementioned described property, being authorized so to do, being the sole shareholder of Hillman American Group, Inc., a now inactive Tennessee corporation, on July 21, 2000 at the time of its administrative dissolution, and who executed the foregoing instrument for the purpose therein contained by signing his name.

Witness my hand and official seal, this 10th day of July 2020.

Ciara Kennedy
Notary Public

My Commission Expires: 1/3/2022

