Karen Johnson Davidson County
Batch# 595063 DEEDWARR
03/18/2021 10:27:30 AM 2 pgs
Fees: $13.00 Taxes: $447.70
20210318-0035956

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kris Robbie	SEND TAX BILLS TO: Kris Robbie	MAP-PARCEL NUMBERS
(NAME) 2620 Western Hills Drive	(NAME) 2620 Western Hills Drive	135080A85700CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dyeann H. Hildebrand, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kris Robbie ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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 No. 857, on the Plat of Tract No. 19, Site Plan, on the plan of Nashboro Village Nineteen Condominium, according to the Master Deed of record in Book 5333, Page 957, and more particularly described in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Oliver L. Hildebrand and Dyeann H. Hildebrand, husband and wife, by virtue of that certain Warranty Deed dated April 25, 2018, and being of record at Instrument No. 20180426-0039570 in the Register's Office of Davidson County, Tennessee. Oliver L. Hildebrand having since deceased on or about September 11, 2019, leaving Dyeann H. Hildebrand as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 80, Master Deed and By-Laws at Book 5333, Page 957, Book 4827, Page 44, B ook 5469, Page 840, Book 5333, Page 999, Book 7751, Page 907 and Instrument No. 20001031-0108075, By-Laws of record in Book 4827, Page 14, Book 5469, Page 840 and Book 7751, Page 907, Charter recorded at Book 5344, Page 959, Easements of record at Instrument No. 20170717-0071705, **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 857 Longhunter Ct Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 17th day of March, 2021.

Dyeann H Hildebrand

Dyeann H. Hildebrand

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dyeann H. Hildebrand,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2021.

Cheryl M Rodgers

Notary Public
My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY