Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-2205

Karen Johnson Davidson County
Batch# 633204 DEEDWARR
05/11/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210511-0063461

34611-5

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**.

Affiant

Subscribed and sworn to before me, this the 6th day of May, 2021.

Notary Public

My commission expires: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
2205 10th Ave S, GP	Same as owner	105-13-256
513 3rd Ave S. ~~2205 10th Ave S~~		
Nashville, TN ~~37204~~ 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry Hill, Jr. and wife, Mary E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

2205 10th Ave S, GP, a Tennessee general partnership

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. 43 on the Plan of W. S. Duckworths Addition, of record in Plat Book 57, page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 43 fronts 50 feet on the westerly side of 10th Ave South, formerly, Pomeroy Avenue, and runs back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Henry Hill, Jr. and wife, Mary E. Hill by Deed dated January 30, 1984 from Sam Hambrick and wife, Linda Hambrick, dated January 30, 1984, of record in Book 6223, page 133, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 57, Page 83, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

THIS instrument is being executed on behalf of Mary E. Hill, pursuant to a Durable Power of Attorney executed by same on the 4th day of June, 2014, of record in Instrument No. 20160104-0000074, Register's Office for Davidson County, Tennessee.

This is improved property, known as **2205 10th Ave S, Nashville, TN 37204**

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 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/our hand(s) this **6th** day of **May, 2021.**

Henry Hill, Jr.

Henry Hill, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Henry Hill, Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **May, 2021.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Witness my/our hand(s) this **6th** day of **May, 2021.**

Mary E. Hill By: Henry Hill, Jr.

Mary E. Hill, by: Henry Hill, Jr., Attorney in Fact

Atty. In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Henry Hill, Jr.** 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 Attorney-In-Fact for **Mary E. Hill,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary E. Hill,** for the purpose therein contained, by signing the names of **Mary E. Hill,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **May, 2021.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/14/24

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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 law.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

