Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D-21-2944

Karen Johnson Davidson County
Batch# 634602 **DEEDWARR**
05/12/2021 11:22:50 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210512-0063952

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of May, 2021

Notary Public

Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
WEH Ventures, LLC 6114 Hill Circle Unit A Nashville, TN 37209	Wayne Hilton 529 Gen. George Patton Nashville, TN 37221	103-01-0C-001.00-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,

Joseph Walker, a married man

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

WEH Ventures, LLC

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 A, on the Plan of Homes on the Hill, Phase I, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes on the Hill, Phase I, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150420-0035069, amended in Instrument No. 20150611-0055339 and corrected in Instrument No. 20201210-0144238, amended in Instrument No. 20161003-0104087 and amended in Instrument No. 20190208-0011993, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Toni J. Rothfuss by Warranty Deed from Robert G. Kelley, a single man of record in Instrument No. 20140604-0048332 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 4, 2014.

Toni J. Rothfuss having died Testate on May 21, 2020, leaving Joseph B. Walker as devisee under the Last Will and Testament of Toni J. Rothfuss, of record in Davidson County, Tennessee, Tennessee, Probate Court Case No. 20P934.

Being the same property conveyed to Joseph Walker, a married man by Quitclaim Deed from Joseph B. Walker as Devisee under the Last Will and Testament of Toni J. Rothfuss of record in Instrument No. 20210204-0016132 Register's Office for Davidson County, Tennessee, dated January 27, 2021 and recorded on February 4, 2021.

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: 6114 Hill Circle [redacted], Unit A, Nashville, TN 37209

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 used, 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~~ 7 day of May, 2021.

Joseph Walker

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 7 day of May, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
My Commission Expires 02-22-2022