EXECUTOR'S WARRANTY DEED

Karen Johnson Davidson County
Batch# 689484 DEEDWARR
08/03/2021 02:08:14 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210803-0104388

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS PROPERTY IS $ 280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive Suite 200
Franklin, Tennessee 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jake C. Lamb and Lewis R. Lamb and Brandon R. Smith	Community Mortgage LLC	
(NAME) 513 Combs Terrace	(NAME) 19045 E. Valley View Pkwy	060-13-096.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Ste F Independence MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sunny Hill, Executor of the Estate of Albert E. Hill, Jr.** has this day bargained and sold, and does hereby transfer and convey unto the said, **Jake C. Lamb, a single man, Lewis R. Lamb, a single man and Brandon R. Smith, a single man, as Tenants in Common**, the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One, Second Addition, Trinity Hills Village, of record in Plat Book 4175, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Albert Hill AKA Albert E. Hill, Jr. having since died testate August 31, 2020. Said estate was probated in the Chancery Court for Smith County, Tennessee, Probate Division In Re: Estate of Albert E. Hill, Jr. Deceased, case number 2452. The probated will of Albert E. Hill Jr. directs that any real property owned at the time of death be administered as part of the estate subject to control of the executor. Sunny Hill is the executor for the Estate of Albert E. Hill, Jr.

The Land is improved property located at 513 Combs Terrace, Nashville, TN 37207. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-RES-21-0513

Whenever 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 30th day of July, 2021.

BY: _____
Sunny Hill, Executor of the Estate of Albert E. Hill

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sunny Hill, 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 Executor of the Estate of Albert E. Hill, Jr, and that he is authorized by the Estate to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the Estate, for the purposes therein contained.

Witness my hand and official seal, at office in Davidson County, TN, this 30th day of July, 2021.

_____
Notary Public

My Commission Expires:

10/26/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY