WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on 30th day of September, 2021.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 729961 DEEDWARR
10/04/2021 03:19:39 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00

20211004-0133358

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35176

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pamela B. Simmons 5120 Leath Drive Nashville, TN 37211	SAME AS NEW OWNER	161-07-0-062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cheryl Kay Gentry and Karen Sue Ross as Successor Death Trustees and Beneficiaries of the revocable HILL LIVING TRUST, dated September 29, 1998**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAMELA B. SIMMONS, UNMARRIED**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Greenleaf Heights, Phase II of record in Plat Book 6900, Page 762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cheryl Kay Gentry and Karen Sue Ross as Successor Death Trustees of the revocable Hill Living Trust, dated September 29, 1998 by Quitclaim Deed from Cheryl Kay Gentry and Karen Sue Ross, as heirs and beneficiaries of the Estate of Leonard E. Hill and the Estate of Katie Lou Hill, of record in Instrument No. 20211004-0133357, Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 4, 2021.

Said Katie Lou Hill became deceased on December 5, 2011. Said Leonard E. Hill became deceased on February 18, 2013.
Heirship Affidavit recorded in Instrument No. 20211004-0133356 **, Register's Office for Davidson County, Tennessee.**

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

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantee.**

2. **Subject to all matters shown on the Plan of record in Plat Book 6900, Page 762, Plat Book 3500, Page 130 and Plat Book 5200, Page 260, Register's Office for Davidson County, Tennessee.**

3. **Easement to Piedmont Natural Gas Co. of record in Book 8309, Page 493 (Lot 6), in the Register's Office for Davidson County, Tennessee.**

4. **Restrictions of record in Book 2963, Page 153, Book 3098, Page 639, and Book 7661, Page 519, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

5. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 5120 Leath Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 30th day of September, 2021.

HILL LIVING TRUST, DATED SEPTEMBER 29, 1998

By: Cheryl Kay Gentry, as Successor Death Trustee and Beneficiary

Cheryl Kay Gentry, as Successor Death Trustee and Beneficiary

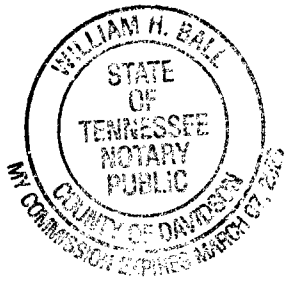
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Cheryl Kay Gentry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the **Successor Death Trustee and Beneficiary of the revocable HILL LIVING TRUST, DATED SEPTEMBER 29, 1998**, the within named bargainor, and that she as such Successor Death Trustee and Beneficiary executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Death Trustee and Beneficiary.

Witness my hand and seal, this 30th day of September, 2021.

W H Ball

Notary Public, State of Tennessee
My Commission Expires: March 7, 2023



HILL LIVING TRUST, DATED SEPTEMBER 29, 1998

By: Karen Sue Ross
Karen Sue Ross, as Successor Death Trustee and Beneficiary

STATE OF Georgia)
COUNTY OF Carroll)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Karen Sue Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the **Successor Death Trustee and Beneficiary of the revocable HILL LIVING TRUST, DATED SEPTEMBER 29, 1998**, the within named bargainor, and that she as such Successor Death Trustee and Beneficiary executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Death Trustee and Beneficiary.

Witness my hand and seal, this 30 day of September, 2021.

Brenda S Maxwell
Notary Public, State of Georgia
My Commission Expires:

My Commission Expires
January 24, 2025

BRENDA S MAXWELL NOTARY PUBLIC CARROLL COUNTY, GEORGIA