THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037801**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2021. Notary Public My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 764375 DEEDWARR
12/01/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20211201-0158739

WARRANTY DEED

Address New Owner: Mark Allen Hill and Emily Farrar Hill 2104 Grantland Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 10 0 324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Inman and Elizabeth S. Inman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Allen Hill and Emily Farrar Hill, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 10, on the Plan of Yarbrough's Subdivision of Woodland, of record in Plat Book 161, Page 87, 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 the same property conveyed to John M. Inman and Elizabeth S. Inman, husband and wife, by Warranty Deed from John Edward Root and wife, Sara Marie Root, of record in Instrument No. 20140604-0048522, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Pay County of Davidson taxes for the year 2021 in the base amount of $6,712.46, for Tax Identification No. 105 10 324.00, now due and becoming delinquent on March 1, 2022.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Yarbrough's Subdivision of Woodland, as recorded in Plat Book 161, Page(s) 87.

This is improved property located at 2104 Grantland Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2021.

John M. Inman

Elizabeth S. Inman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Inman and Elizabeth S. Inman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/3/2021.

Kimberly D Hicks
Affiant
Date: 11/24/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON