Karen Johnson Davidson County
Batch# 771176 DEEDWARR
12/09/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20211209-0163498

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

JM-VRES-21-322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-01-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Hill	**NEW OWNER**	
(NAME)	(NAME)	
322 Pullen Avenue		**071-11-0-176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN HOLLOWELL AND KATHRYN HOLLOWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HILL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 38 on the Map of Trinity Heights Addition of record in Plat Book 161, Page 38, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kevin Hollowell and Kathryn Hollowell, husband and wife by Quitclaim deed from Kevin Hollowell, married of record in Instrument No. 20210209-0018256 Register's Office for Davidson County, Tennessee, dated February 1, 2021 and recorded on February 9, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 Pullen Avenue, Nashville, Tennessee 37207.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF DECEMBER, 2021.

Kevin Hollowell

Kathryn Hollowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN HOLLOWELL, the within named bargainor, 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, this the 6th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN HOLLOWELL, the within named bargainor, 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, this the 6th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the 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 12-6-2021 (date of document).

Affiant Signature

12-6-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202112090163498