Karen Johnson Davidson County
Batch# 842475 DEEDWARR
04/20/2022 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,859.25
20220420-0045525

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,500.00.

Affiant

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: 9-29-22
File No. G22-15872

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robin Elise Vance and Jeffrey Alan Dobson, Jr (NAME)	(NAME) New Owner	98-6-B-93 CO
1008 Larkwood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Danielle M. Hagewood, Executrix of Estate of Harriet Gillem Hill**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Elise Vance and Jeffrey Alan Dodson Jr., as joint tenants with right of survivorship,** 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:

Being Unit B of Lot 77D, on the Plan of Bridgewater, Phase 1, Section "A" Village Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1. Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harriet Hill, unmarried woman by Deed dated October 20, 2017 from Gary Grona and wife, Sue Grona, recorded October 24, 2017, in Instrument Number 20171024-0109136, in the Official Records of Davidson County, Tennessee. The said Harriet Hill having since died testate December 19, 2020. Pursuant to the Last Will and Testament of Harriet Gillem Hill, Docket No. 21P891, as filed in the Circuit Court of Davidson County, Tennessee (Probate Division). Danielle M. Hagewood was appointed executor of the Estate of Harriet Gillem Hill and was authorized in said will to sell and convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1008 Larkwood Drive, Nashville, TN 37076.

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 do 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. 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/our hand(s) this 12th day of April, 2022.

Estate of Harriet Gillem Hill

By: x Danielle M Hagewood, Executrix
Danielle M. Hagewood, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2022, before me personally appeared Danielle M. Hagewood, Executrix of Estate of Harriet Gillem Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2022.

Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 April 12th, 22.

Hadley Roper
Affiant Signature

04/12/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 04/12/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal