Karen Johnson Davidson County
Batch# 862102 DEEDWARRSP
05/25/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220525-0060344

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2022. Notary Public My commission expires: 12-18-2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
404 Madison Street LLC	**New Owner**	**082-09-0-307.00**
5110 Maryland Way, Ste. 120		
Brentwood, TN 37027-7508		

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 HEREBY ACKNOWLEDGED, I,

Constance Lee Wise Shelley Hill, Trustee of Revocable Trust of Constance Lee Wise Shelley Hill dated March 12, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

404 Madison Street LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Parcels 306, 307 and 312; Tax Map 82-09, part of Lots 47, 48 and 49, D. T. McGavocks 1st Addition, of record in Plat Book 7900, Page 323, 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 Constance Lee Wise Shelley Hill, Trustee of the Revocable Trust of Constance Lee Wise Shelley Hill, dated March 12, 2018 by Quitclaim deed from Connie S. Hill, widowed of record in Instrument No. 20180321-0026394 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 21, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 323, Register's Office for Davidson, Tennessee.

This is unimproved property with an address of: 404 Madison Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my hand this 18th day of May, 2022.

Revocable Trust of Constance Lee Wise Shelley Hill dated March 12, 2018

Constance Lee Wise Shelley Hill, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Constance Lee Wise Shelley Hill, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Revocable Trust of Constance Lee Wise Shelley Hill, dated March 12, 2018, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of May, 2022.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

File #: 22-154

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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 May 18, 2022.

J. BRYAN ECHOLS

Date: May 19, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 19th day of May, 2022.



Notary Public
My Commission Expires: 12-18-2023