This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-18508-LM

Karen Johnson Davidson County
Batch# 911205 DEEDWARR
09/01/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220901-0098486

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

Notary Public
My Commission Expires: 1-30-2024

LOREN MANDERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES JANUARY 30, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimberly Hill and William Hill, IV 2320 Tally Green Court Nashville, TN 37214	Redstone Federal Credit Union 220 Wynn Drive Huntsville, AL 35893	073 15 0 025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Molly Anne Simmons, An Unmarried Person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KIMBERLY HILL AND WILLIAM HILL IV, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/their heirs 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. 5B on the Plan of Zone Lot Division, Lots 5, 9, and 11, Tally Green of record in Plat Book 6250, Page 73, as amended in Plat Book 6250, Page 787, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Molly Anne Simmons, An Unmarried Person, by Warranty Deed from Kelly D. Long, An Unmarried Woman, of record in Instrument No. 20150819-0083419, in the Register's Office of Davidson County, Tennessee, dated August 10, 2015, and recorded on August 19, 2015.

This is ☒ improved or ☐ unimproved property located at: **2320 Tally Green Court, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2022.

GRANTOR:

Molly Anne Simmons

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Molly Anne Simmons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2022.

Notary Public
My Commission expires: 1-30-2024

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

202209010098486

Certificate of Authenticity

I, Jessica May, 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 August 31, 2022

Jessica May
Affiant Signature

8/31/22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2022

Notary's Signature
My Commission Expires: 1-30-2024

Notary's Seal

