WARRANTY DEED

Karen Johnson Davidson County
Batch# 919132 DEEDWARR
09/20/2022 03:05:15 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220920-0104654

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexa S. Voytek	CapStar Bank	120-05-0-026.00
(NAME)	(NAME)	
753 Winthorne Dr	2002 Richard Jones Road Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert S. Hill, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexa S. Voytek, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Glengarry Park Subdivision, Section 3, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 326 fronts 84.0 feet on the southwesterly margin of Winthorne Drive, and extends back between lines measuring 165.5 feet on the northwesterly side and 165.0 feet on the southeasterly side, to a dead line in the rear on which it measures 84.0 feet.

Being the same property conveyed to Robert S. Hill from Darryl Harvey, Trustee of the Winthorne Trust, u/a May 14, 2020, by Warranty Deed, on April 25, 2022, of record in Instrument Number 20220427-0048451 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 753 Winthorne Dr, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 16th day of September, 2022.

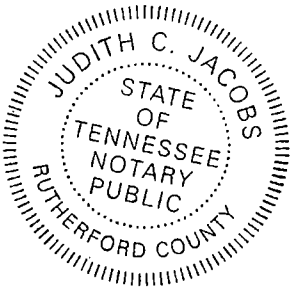
Robert S. Hill

State of Tennessee
County of Davidson

Personally appeared before me Robert S. Hill, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23



File No.: 202208011