THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842296** RETURN TO: BANKERS TITLE & ESCROW CORP 3310 WEST END AVE STE. 540 NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $769,990.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2022. Notary Public My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Thomas Frederick Hilpert and Kendall Ann Waddey 5208 Louisiana Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 07 0 488.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morgan J. Patrylo, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Frederick Hilpert and Kendall Ann Waddey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lots No. 1115 of Block 26, Plan No 2 of West Nashville, as of record in Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morgan J. Patrylo, Unmarried, by Warranty Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190228-0018043, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded on February 28, 2019.

Jessica Patrylo joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172 .

Karen Johnson Davidson County
Batch# 924586 **DEEDWARR**
10/03/2022 10:52:29 AM 2 pgs
Fees: $13.00 Taxes: $2,848.96

20221003-0108679

This is improved property located at 5208 Louisiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of September, 2022.

Morgan J. Patrylo

Jessica Patrylo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan J. Patrylo and Jessica Patrylo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public

My Commission Expires: _____

