202210190114223

Karen Johnson Davidson County
Batch# 931748 DEEDWARR
10/19/2022 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,076.70
20221019-0114223

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-22-3405

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerran Cornell Thomas	NEW OWNER	
(NAME) 226 Cottage Place	(NAME) 226 COTTAGE PLACE	095-02-0A-226.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) NASHVILLE TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/we, **Brian Thomas Hill, Administrator and Heir, Laura Downing, Heir, Gary Richard Hill, Heir and Keith Joseph Hill, Heir of the William Henry Hill Estate**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerran Cornell Thomas, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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, state of Tennessee, described as follows, to-wit:

Being Unit 44 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Pages 816-823, Register's Office of Davidson County, Tennessee, created under Title 66, Section 27-101 et seq., as amended, and established by Master Deed, Declarations of Covenants, Conditions and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6902, Page 829, said Register's Office, together with an undivided interest in the common elements, all to which reference is hereby made for a more complete description and identification of such Unit.

Being the same property conveyed to William H. Hill, an unmarried man by Warranty Deed from Michael Jared Followill, a married man of record in Instrument No. 20150520-0046518 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015. The said William H. Hill subsequently died intestate on January 28, 2022, and his estate has been admitted for Probate under Docket No. 22P602, in the Seventh Circuit Court, Davidson County, Tennessee Probate Division. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. _____,
_____,
_____, and _____, said Register's Office.

This is property more commonly known as 226 Cottage Place, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 14th day of October, 2022.

Heirs of the William Henry Hill Estate:

Brian Thomas Hill

Laura Downing by Brian Thomas Hill, Attorney-In-Fact

Gary Richard Hill by Brian Thomas Hill, Attorney-In-Fact

Keith Joseph Hill by Brian Thomas Hill, Attorney-In-Fact

William Henry Hill Estate:

By: Brian Thomas Hill, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2022, before me personally appeared Brian Thomas Hill, Administrator and Heir of William Henry Hill Estate, 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 14th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brian Thomas Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Laura Downing, and that this instrument was executed on behalf of the said Laura Downing for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202210190114222, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brian Thomas Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Gary Richard Hill, and that this instrument was executed on behalf of the said Gary Richard Hill for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202210190114221, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Brian Thomas Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Keith Joseph Hill, and that this instrument was executed on behalf of the said Keith Joseph Hill for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202210190114220, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 14, 2022**.

Date

Affiant Signature

October 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)