Karen Johnson Davidson County
Batch# 933970 DEEDWARR
10/27/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,104.45
20221027-0116169

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

G-SRN-22-3044

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joesph Bonvillian	Joesph Bonvillian	
(NAME)	(NAME)	
3044 Hillside Road	3044 Hillside Rd	060-08-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW DILLON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOESPH BONVILLIAN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 90 feet of Lot No. 6 on the Plan of E.A. Lindsley's Subdivision on Dickerson Road of record in Plat Book 547, Page 144, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the Westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line, measuring 50 feet thereon.

Being the same property conveyed to Andrew Dillon, an unmarried man and by Quitclaim deed from Jane E. Dillon and husband, Phillip L. Dillon of record in Instrument No. 20200206-0014133 Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 06, 2020.
Being the same property conveyed to Andrew Dillon, an unmarried man and Jane E. Dillon and Phillip L. Dillon, wife and husband, as tenants in common with the right of survivorship, by Warranty deed from Roger Roll, an unmarried man of record in Instrument No. 20170802-0078445 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5531, Page 236, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20121022-0096523, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3044 Hillside Road, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 25th DAY OF OCTOBER, 2022.

Andrew Dillon by Logan Bell, Attorney in Fact

Andrew Dillon by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANDREW DILLON, and who acknowledged he executed the same as the free act and deed of the said ANDREW DILLON.

Witness my hand and official seal, this the 25th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/25/2022** (date of document).

Affiant Signature

10/25/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **OCTOBER**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

