(1)

Please Return To:
Ashworth Law Firm, PLLC
Attn: _____
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 965469 DEEDWARR
01/30/2023 09:21:36 AM 2 pgs
Fees: $13.00 Taxes: $2,182.63

20230130-0006670

WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2023.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Meredith Hull Tillery, Joshua Tillery, and Brandon Hull	NEW OWNER	105-10-0-160.00
(NAME)	(NAME)	
831 South Douglas Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($589,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RUTH ANN HILLIS F/K/A RUTH HILLIS JENKINS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH HULL TILLERY AND JOSHUA TILLERY, WIFE AND HUSBAND, AND BRANDON HULL, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 17, as shown on the map entitled Douglas Place, of record in Plat Book 332, Page 130 and Plat Book 332, Page 151, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RUTH HILLIS JENKINS, MARRIED, by deed from EDDIE L. GRAGG AND WIFE, NINA M. GRAGG, of record in Instrument No. 20041011-0122307, dated September 29, 2004, said Register's Office. The same RUTH HILLIS JENKINS, having since divorced on February 6, 2012 pursuant to Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Docket No. 11D-1735, is now known as RUTH ANN HILLIS.

Grantor certifies that this property is not the usual place of residence of Grantor, Grantor's former spouse, or Grantor's dependent(s).

unimproved ☐
This is improved ☒ property, known as 2025 Beech Avenue, Nashville, TN 37204
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 25 day of January, 2023

Ruth Ann Hillis

Ruth Ann Hillis f/k/a Ruth Hillis Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Ruth Ann Hillis f/k/a Ruth Hillis Jenkins** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal, this the 25 of January, ~~2027~~ 2023.

Notary Public
My Commission Expires: 7-9-24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY