Karen Johnson Davidson County
Batch# 968711 DEEDWARR
02/08/2023 08:24:16 AM 3 pgs
Fees: $18.00 Taxes: $2,527.10
20230208-0009022

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $683,000.00

Affiant

Subscribed and sworn to before me
This 31st day of January, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
The HLC Trust **P.O. Box 150391** **Nashville, Tennessee 37215**	**New Owner**	**117 04 0 404.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary J. Hill and spouse, Clara Z. Hill** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **A. L. Hill, as Trustee for the HLC Trust, a Tennessee Trust** (the "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

LAND in Davidson County, Tennessee, being westerly 10 feet of Lot No. 132 on the Map of Victoria Place, and the easterly 40 feet of Lot No. 9 on the Plan of a Subdivision of Lots Nos. 160, 161, 128, 130, and 131 on the Plan of Victoria Place; a plan of Victoria Place is of record in Book 332, page 10, of the Register's Office for Davidson County, Tennessee; a plan of the various lots of Victoria Place is found in Book 421, page 4, said Register's Office.

THE westerly 10 feet of Lot No. 132 and the easterly 40 feet of Lot No. 9 of the aforesaid plans, front together 50 feet on the southerly side of Victoria Place, now Cedar Lane, and run back between parallel lines 191 feet, more or less, to an alley.

Being the same property conveyed to Gary J. Hill and spouse, Clara Z. Hill, by Warranty Deed from George S. Hailey and spouse, Virginia T. Hailey, of record in Book 10910, Page 285, said Register's Office of Davidson County, Tennessee.

This real property is commonly known as 1509 Cedar Ln, Nashville, Tennessee 37212.

This is the same legal description found in the last Instruments of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Properties to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 31st day of January, 2023.

Grantors:

Gary J. Hill

Gary J. Hill

Clara Z. Hill

Clara Z. Hill

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of January, in the year 2023, before me the undersigned, personally appeared Gary J. Hill, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 31st day of January, 2023.

William Altus Pryor

Notary Public

My Commission Expires: WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of January, in the year 2023, before me the undersigned, personally appeared Clara Z. Hill, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 31st day of January, 2023.

William Altus Pryor

Notary Public

My Commission Expires: WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026