WARRANTY DEED

Karen Johnson Davidson County
Batch# 979086 DEEDWARR
03/09/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230309-0017204

File #23-DM-2522-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Bradford Hill and Maria Baker	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**104 15 0 083.00**
2522 Sunset Place	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**White House, TN 37188**	
(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, **DAVID RONALD WATSON, TRUSTEE OF THE DAVID RONALD WATSON REVOCABLE LIVING TRUST DATED JULY 5, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BRADFORD HILL, AN UNMARRIED MAN AND MARIA BAKER, AN UNMARRIED WOMAN, JOINT TENANTS WITH WITH RIGHT OF SURVIVORSHIP,** 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:

Being the Westerly half of Lot No. 34 on the Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, as of record in Plat Book 332, Page 132, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50 feet on the Northerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to David Ronald Watson, Trustee of The David Ronald Watson Revocable Living Trust, dated July 5, 2012, by Quit Claim Deed from David Ronald Watson, individually and as Devisee under the Last Will and Testament of James Luke Collins, of record in Instrument No. 20120709-0059933 (as corrected by Scrivener's Affidavit filed of record in Instrument No. 20120723-0064559), in the Register's Office of Davidson County, Tennessee, dated July 05, 2012 and recorded on July 09, 2012.

Being the same property conveyed to James L. Collins (unmarried) and David R. Watson (unmarried), by Warranty Deed from Elizabeth S. Walker (unmarried), of record in Book 4698, Page 389, in the Register's Office of Davidson County, Tennessee, dated April 12, 1973 and recorded on April 13, 1973. The said James L. Collins died on March 23, 1995, devising subject property to David Ronald Watson. See Probate Case No. 95P-647 (also shown in Will Book 197, Page 290), Davidson County Probate Court.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, as recorded in Plat Book 332, Page 132.

*Ratification of Easement for Joint Use of Driveway and Agreement Pertaining to Partnership Double Garage as set forth in instrument recorded in Book 4949, Page 183.

*Shared Driveway Agreement as set forth in instrument recorded in Instrument No. 20220929-0107774.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2522 Sunset Place, Nashville, TN 37212**.

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 9th day of March, 2023.

The David Ronald Watson Revocable Living Trust dated July 5, 2012

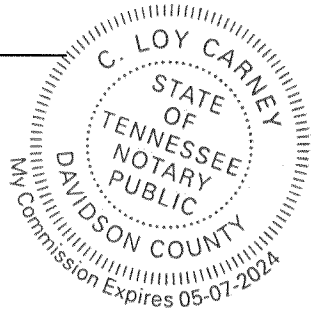
By: _____
David Ronald Watson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2023, before me personally appeared David Ronald Watson, Trustee of The David Ronald Watson Revocable Living Trust dated July 5, 2012, 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 9th day of March, 2023.

_____
Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of March, 2023.

Affiant Signature
Date 03/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

