Karen Johnson Davidson County
Batch# 979885 DEEDWARR
03/13/2023 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20230313-0018098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00.**

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 13TH DAY OF MARCH, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2375 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Mary Alden Mills Hildreth and James Clark Hildreth 5506A California Avenue Nashville, TN 37209	**NEW OWNER**	091-02-0-608.00

For and in consideration of the sum of Seven Hundred Thousand And 0/100 ($700,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

KYLE J. WEAVER AND SAMANTHA K. WEAVER, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MARY ALDEN MILLS HILDRETH AND JAMES CLARK HILDRETH, WIFE AND HUSBAND

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1413 on the Plan of No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Kyle J. Weaver and Samantha K. Weaver, husband and wife, by Warranty Deed from Regal Homes Co., dated January 26, 2016 and recorded February 3, 2016 in Instrument No. 20160203-0010508, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 5506A California Avenue, Nashville, TN 37209.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR KYLE J. WEAVER AND SAMANTHA K. WEAVER, HUSBAND AND WIFE to MARY ALDEN MILLS HILDRETH AND JAMES CLARK HILDRETH FOR THE TRANSFER OF PROPERTY LOCATED AT 5506A CALIFORNIA AVENUE, NASHVILLE, TN 37209.]

Witness our/my hand on the 10th day of March, 2023.

Kyle J. Weaver

Samantha K. Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle J. Weaver and Samantha K. Weaver, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2023.



Notary Public
My Commission Expires: 9/30/2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 10, 2023.

Affiant Signature

3/10/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of March, 2023.

Notary Public

Notary's Seal:

