WARRANTY DEED

Karen Johnson Davidson County
Batch# 988637 DEEDWARR
04/05/2023 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230405-0024771

File No. DH-23-4169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter William Hileman and Lynn Lee Hileman	Same as	
(NAME)	(NAME)	061-11-0-105.00
1011 Matthews Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Globex Inc, a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter William Hileman, a single man, and Lynn Lee Hileman, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 20 on the Plan of A Resubdivision of Lots Nos. 11 to 17, Inclusive, in I.C. McMahan's Maplewood Tract, of record in Plat Book 547, Page 144, 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 Globex, Inc. a Tennessee Corporation by Warranty Deed from George B. Robertson and wife, Wanda Robertson and Joshua Robertson, unmarried, all tenants in common with right of survivorship, not as tenants by the entireties, of record in Instrument No. 20150619-0059066 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 19, 2015.

This is property more commonly known as 1011 Matthews Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 4th day of April, 2023.

Globex Inc, a Tennessee Corporation

By: _____ PRES.
Zev Goering, President

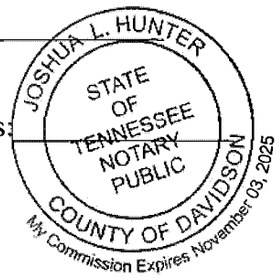
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notar public of the state and county mentioned, personally appeared Zev Goering, President of Globex Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Globex Inc, the within named bargainor, a Corporation, and that such Zev Goering, President of Globex Inc as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 4th day of April, 2023.

_____
Notary Signature

My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 4, 2023**.

Date

D Hardwick

Affiant Signature

April 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026