RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 993069 DEEDWARR
04/18/2023 09 51 00 AM 2 pgs
Fees $13 00 Taxes $1,955 45

20230418-0028360

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1386

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of April, 2023

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ashley Hull 5507 Louisiana Avenue Nashville, TN 37209	New owner	091-06-0-237.00

WARRANTY DEED

FOR AND IN 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,

Timothy J. Hollar and Greta D. Hollar, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashley Hull, an unmarried woman

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. 1412 and 1414 of Block 22, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County, described as follows:

Said Lots front together 50 feet on the Southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy J. Hollar and Greta D. Hollar, husband and wife by Warranty deed from T2 Properties, LLC a Tennessee limited liability company of

record in Instrument No. 20140106-0000990 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 06, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5507 Louisiana 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the ~~18th~~ 17th day of April, 2023.

Timothy J. Hollar

Greta D. Hollar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~18th~~ 17th day of April, 2023, before me personally appeared Timothy J Hollar and Greta D Hollar, 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 ~~18th~~ 17th day of April, 2023.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02 22-2026
WILLIAMSON COUNTY