Karen Johnson Davidson County
Batch# 1011062 DEEDWARR
06/05/2023 10 03 37 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20230605-0042275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2023.

Notary Public

My Commission Expires:
(AFFIX SEAL)

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE AND ESCROW, LLC**
**451 N. Thompson Lane, Suite D**
**Murfreesboro, TN 37129**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No (s): |
|---|---|---|
| Carter Tillotson and Kyra Tillotson and David Tillotson | New Owners | 128-10-0-004.00 |
| 605 Hicks Road | | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phylecia Nunley Fonseca and husband, Manuel Fonseca

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carter Tillotson and Kyra Tillotson, husband and wife and David Tillotson, a married person

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. 27 on the Plan of Stacy Square, Section 2, as of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Phylecia Nunley Fonseca and husband, Manuel Fonseca by Warranty Deed from Julia Elaine Duffel, married, dated 10/17/2006 and recorded 10/27/2006 in Instrument No 20061207-0133665, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This is Improved ☒ Unimproved ☐ property known as 605 Hicks Road, Nashville, TN 37221

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 30th day of May, 2023

Phylecia Nunley Fonseca

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

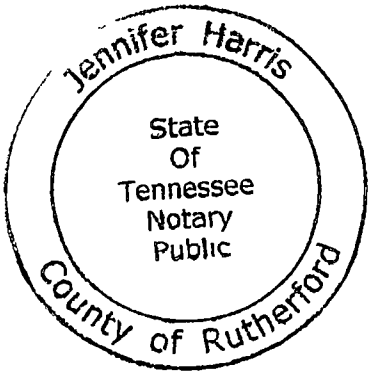
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phylecia Nunley Fonseca and Manuel Fonseca with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Murfreesboro, Tennessee, this 30th of May, 2023

Notary Public

My Commission Expires 9.21.2024

(SEAL)




Witness my/our hand(s) this 26th day of May, 2023

Manuel Fonseca

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phylecia Nunley Fonseca and Manuel Fonseca with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Cool Springs, Tennessee, this 26th of May, 2023

Notary Public

My Commission Expires 9/21/2024

(SEAL)

