Name and Address of New Owner:
Muros Brothers, LLC
2325 South Grafton Court
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1023686 DEEDWARR
07/07/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20230707-0052081

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 095 07 0 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty W. Hill**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Muros Brothers, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument at the northwest terminus of Whipple Place, being the southwest corner of Lot No. 85 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence with the westerly line of said Lot No. 85 and Lot No. 86 on said plan North 2 deg. 24 min. East 252.5 feet to the southeast corner of Lot No. 88 on said plan; thence with the southerly line of said Lot No. 88 North 87 deg. 48 min. West 247.1 feet to the southwest corner of said Lot No. 88; thence South 1 deg. 09 min. West 277.5 feet, more or less, to a point North 1 deg. 09 min. East 25 feet from the northwest corner of the property conveyed to Guy R. Ragan and wife, by deed from McFarland Heights, Incorporated, of record in Book 1968, page 129, said Register's Office; thence eastwardly 241 feet, more or less, to the western terminus of said Whipple Place; thence North 2 deg. 24 min. East 25 feet to the beginning.

Subject to and together with Dedication of Ingress/Egress and Utility Easement of record in Instrument Number 20190625-0061583, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry Clifford Hill, Jr. and wife, Betty W. Hill by deed from Guy R. Ragan and wife, Vivian F. Ragan of record in Book 2706, page 447, Register's Office for Davidson County, Tennessee, dated December 10, 1957 and recorded on December 10, 1957.

The said Henry Clifford Hill, Jr., having since died on September 2023, leaving his wife, Betty W. Hill surviving by tenants by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of July, 2023.

Betty W. Hill (SEAL)
Betty W. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty W. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2023.

STATE OF TENNESSEE NOTARY PUBLIC STEVEN PAUL DISSER COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of July, 2023.

Notary Public
My commission expires: 5-9-26

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SHAFFER COUNTY OF DAVIDSON

File No. GNT-23-2595

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7.6.23.

Affiant Signature

7.6.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

