(9)

BOX 10-A **WARRANTY DEED**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1024733 **DEEDWARR**
07/11/2023 09 57 15 AM 3 pgs
Fees $18 00 Taxes $888 00

20230711-0052906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF July 2023

Notary Public

My Commission Expires 10/2/23

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert S Hite	NEW OWNER	
(NAME)	(NAME)	075 13 0 167.00
2721 Westwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **CHRISTOPHER SIMMONS, DONNA JEAN LYKINS, JASON TIGNOR, LESLIE TIGNOR, TROY SIMMONS, ALICE LOGAN HARBIN F/K/A ALICE LOGAN SIMMONS AND DEVON NICOLE SIMMONS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE,UNMARRIED,** 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:

Being Lot No. 63 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 80.0 feet on the southwesterly margin of Bonnalynn Drive and extends back 153.4 feet on the southeasterly line and 151.1 feet on the north-westerly line to a dead line in the rear measuring 94.0 feet thereon.

Being the same property conveyed to Roberta M. Simmons, by Warranty Deed from Janet G. Stanfield and wife, Manse R. Stanfield, of record in Book10417, Page 345, in the Register's Office of Davidson County, Tennessee, dated April 14, 1997 and recorded on April 15, 1997. The said Roberta M. Simmons died on July 31, 2012, intestate. Her heirs at law were children Duane Alan Simmons, Derinda Joy Simmons, Christopher Simmons and Donna Jean Lykins. Duane Alan Simmons has since died intestate on March 23,2013, leaving Troy Simmons, Alice Logan Harbin and Devon Nicole Simmons, as his only heirs. Derinda Joy Simmons Tignor has since died intestate on January 30,2022, leaving Jason Tignor and Leslie Tignor as her only heirs.

Affidavits of Heirship establishing heirship are recorded in Instrument Nos. 20230711-0052896 and 20230711-0052897, in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Donna Jean Lykins. Said Power of Attorney is of record Instrument No. 20230711-0052904 in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Jason Tignor. Said Power of Attorney is of record Instrument No. 20230711-0052900 in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Leslie Tignor. Said Power of Attorney is of record Instrument No. 20230711-0052901 in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Troy Simmons. Said Power of Attorney is of record Instrument No. 20230711-0052899 in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Alice Logan Harbin F/K/A Alice Logan Simmons. Said Power of Attorney is of record Instrument No. 20230711-0052902 in the Registers office for Davidson County, Tennessee.

Christopher Simmons herein signed as Attorney in fact for Devon Nicole Simmons. Said Power of Attorney is of record Instrument No. 20230711-0052903 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is x property, known
improved as 310 Bonnalynn Drive, Hermitage, TN 37076

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 hand this 10th day of July, 2023

CHRISTOPHER SIMMONS

Donna Jean Lykins by Christopher Simmons Attorney in Fact

DONNA JEAN LYKINS BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

Jason Tignor by Christopher Simmons Attorney in Fact

JASON TIGNOR BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

Leslie Tignor by Christopher Simmons Attorney in Fact

LESLIE TIGNOR BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

Troy Simmons by Christopher Simmons Attorney in Fact

TROY SIMMONS BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

Alice Logan Harbin F/K/A Alice Logan Simmons by Christopher Simmons Attorney in Fact

ALICE LOGAN HARBIN F/K/A ALICE LOGAN SIMMONS BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

Devon Nicole Simmons by Christopher Simmons Attorney in Fact

DEVON NICOLE SIMMONS BY CHRISTOPHER SIMMONS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2023, before me personally appeared Christopher Simmons, to me known to be the person who executed the foregoing instrument on behalf of Donna Jean Lykins ,Jason Tignor ,Leslie Tignor ,Troy Simmons, Alice Logan Harbin F/K/A Alice Logan Simmons, Devon Nicole Simmons, and acknowledged that he executed the same as the free act and deed of Donna Jean Lykins ,Jason Tignor ,Leslie Tignor ,Troy Simmons, Alice Logan Harbin F/K/A Alice Logan Simmons, Devon Nicole Simmons.

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

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public