THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue `Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No 37798 Return To: Ashworth Law Firm, PLLC 237 2nd Avenue South Franklin, TN 37064	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson. The actual consideration or value, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this ~~17th~~ 18th day of August, 2023. Notary Public My Commission Expires: 12/16/2024

Karen Johnson Davidson County
Batch# 1041827 DEEDWARR
08/23/2023 11 00 57 AM 3 pgs
Fees: $18 00 Taxes $7,400 00
20230823-0065871

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jillian and Matthew Anderson 5407 Granny White Pike Brentwood, TN 37027	New Owner	Map and Parcel No.: 14514004600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Steven Anderson Hill and wife, Meredith Kenny Hill, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jillian Loretta Anderson and Matthew Joseph James Anderson, wife and husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5407 Granny White Pike, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executed this instrument on the 17th day of August, 2023.

Steven Anderson Hill

Meredith Kenny Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Anderson Hill and Meredith Kenny Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 179 on the Plan of Tyne Valley Estates, Section 10, as shown on Plat of record in Plat Book 3700, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Anderson Hill, and wife, Meredith Kenny Hill by deed dated October 8, 2008 from Charles Hardin Shaub and David Lee Shaub Co-Executors of The Estate of Mary Letta Shaub of record in Instrument No. 20081014-0103472, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 14514004600.
2. All matters appearing on the Plan of record as Book 3700, Page 136, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.