Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745361

Karen Johnson Davidson County
Batch# 1041832 **DEEDWARR**
08/23/2023 11 05 23 AM 2 pgs
Fees $13 00 Taxes $4,680 50

20230823-0065877

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater,

for this transfer is. $1,265,000.00

Affiant

Subscribed and sworn to before me, this 21st day of

August, 2023

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information
Lombardi Enterprises, LLC 101 Cummings Court Antioch TN 37013	New Owner	Tax Parcel ID No 148-00-0-228.00

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, **Mary D. Scott, as Executrix of The Estate of Mary W. Hill** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lombardi Enterprises, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Antioch Business Park, Section Three, of record in Plat Book 7900, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to H/SQUARE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from OAKS REAL ESTATE, INC , A MICHIGAN CORPORATION, of record in Book 10741, page 470, dated December 30, 1997, said Register's Office.

Being further conveyed to H SQUARE PARTNERS, A TENNESSEE PARTNERSHIP, CONSISTING OF HERBERT DOUGLAS HARDCASTLE AND JAMES HILL, by quitclaim deed from H/SQUARE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20000107-0002512, dated December 29, 1999, said Register's Office

Being further conveyed to JAMES D. HILL and wife, MARY W HILL by quitclaim deed from H SQUARE PARTNERS, A TENNESSEE PARTNERSHIP, CONSISTING OF HERBERT DOUGLAS HARDCASTLE AND JAMES HILL, of record as Instrument No. 20060724-0088538, dated June 30, 2006, said Register's Office

JAMES D HILL died on or about December 2, 2017, leaving MARY W HILL as the surviving tenant by the entirety.

MARY W. HILL died on or about May 15, 2023 Her Last Will and Testament, being filed in the Probate Court of Wilson County, Tennessee, at Lebanon, under Docket No 2023PR284, directs the Executrix to liquidate the estate

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 148-00-0-228 00.

Matters shown on the Plan of record in Plat Book 7900, page 100, said Register's Office
Sanitary Sewer Easement of record in Book 4591, page 406, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto. (Cemetary Right of way in Book 2138, page 361 and Book 4413, page 980, said Register's Office)

This is improved property located at 101 Cummings Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 has executed this instrument on this 21st day of August, 2023

The Estate of Mary W. Hill

By: Mary D. Scott, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary D Scott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Mary W. Hill, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of August, 2023

Notary Public

My Commission Expires:

KEENA HARTLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY