WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $6,100,000.00.

Affiant

Subscribed and sworn to me on Aug 30, 2023

NOTARY PUBLIC

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36517

Karen Johnson Davidson County
Batch# 1046339 DEEDWARR
09/05/2023 02 13 47 PM 3 pgs
Fees $18 00 Taxes $22,570 00

20230905-0069511

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO.	MAP – PARCEL #
5031 Hill Place Drive Trust 5031 Hill Place Dr. Nashville, TN 37205	NEW OWNER	116-2-B-059.00 C0

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **JONATHAN HELM AND JENIFFER HELM, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **ALICE M. BOHANNON, TRUSTEE OF THE 5031 HILL PLACE DRIVE TRUST, dated August 7, 2023,** hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 64 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932 (at page 927), as amended by Surveyor's Certificate of Correction of record in Book 10058, page 112, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for complete details of description.

Being the same property conveyed to Jonathan Helm and Jenifer Helm, husband and wife, by Warranty Deed from Judy L. Robeson, Trustee of The Robert E. Robeson 2012 Family Trust U/A/D December 19, 2012, of record as Instrument No. 20200917-0106645, said Warranty Deed was corrected by Scrivener's Affidavit of record as Instrument No. 20220112-0004164 in the Register's Office for Davidson County, Tennessee. The said Jonathan Helm is also known as Jonathan Webb Helm.

The conveyance of the above-described parcel of land is subject to the following:

1 All 2023 property taxes and assessments and subsequent years taxes and assessments.

2. All matters appearing on the Plan of record in Book 7900, pages 923 through 932, and Surveyors Certificate of Correction of record in Book 10058, page 112, Register's Office for Davidson County, Tennessee.

3 All matters appearing on the Boundary Plan of record in Book 7900, page 913, Register's Office for Davidson County, Tennessee.

4 Declaration of Covenants, Conditions, By-Laws, and Restrictions for Hill Place of record in Book 9645, page 85, amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No 20000322-0039124, Instrument No 20010510-0048634, and Instrument No 20181217-0122263 in the Register's Office for Davidson County, Tennessee.

5 Dedication of Common Area to Hill Place Homeowners Association of record in Book 9737, page 400, and Instrument No 20090324-0026385 in the Register's Office for Davidson County Tennessee

6 Charter of Incorporation of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.

7 Quitclaim Deed for Open Space of record in Instrument No. 20150212-0012883 in the Register's Office for Davidson County, Tennessee.

8 Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 6391, page 530, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.

9 Easement for Sewer of record in Book 3506, page 63, Register's Office for Davidson, County, Tennessee.

10 Easement Deed by Court Order in Settlement of Landowners Action of record as Instrument No 20140114-0003778 in the Register's Office for Davidson County, Tennessee

11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions

BEING ☐ **unimproved** ☒ **improved property known as:**

531 Hill Place Drive, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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 GRANTEE, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON NEXT PAGE]

WITNESS my/our hand(s) this 30th day of August, 2023.

Jonathan Helm

Jenifer Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jonathan Helm and Jenifer Helm, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal, this 30th day of August, 2023.

NOTARY PUBLIC

My Commission Expires 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025