This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21534-MC

Karen Johnson Davidson County
Batch# 1054469 DEEDWARR
09/27/2023 10 49 08 AM 2 pgs
Fees $13 00 Taxes $1,036 00

20230927-0075769

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $280,000 00

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2023

Notary Public
My Commission Expires 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Enock Agyeman and Patricia Agyeman 5170 Hickory Hollow Parkway, #607, Nashville, TN 37013	new owner	163 05 0B 117 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Austin Hise, unmarried** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Enock Agyeman and Patricia Agyeman, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, being Unit No 117 on the Plan of Master Deed Lot Layout (Private Element) Phase III, Mill Park (Formerly Hickory Hollow Townhomes), as shown by plat appearing as Exhibit "A-1" in Instrument No 20021015-0126630, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Austin Hise, unmarried, by Warranty Deed from April D Greene, formerly known as April D Richardson, a married woman, of record in Instrument No. 20210506-0060884, in the Register's Office of Davidson County, Tennessee, dated May 04, 2021, and recorded on May 06, 2021.

This is ☒ improved or ☐ unimproved property located at **5170 Hickory Hollow Parkway, #607, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number 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 25th day of September, 2023

GRANTOR:

Austin Hise

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Austin Hise,** the within named bargainor(s), 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 at office this 25th day of September, 2023

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 11-6-2024