Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

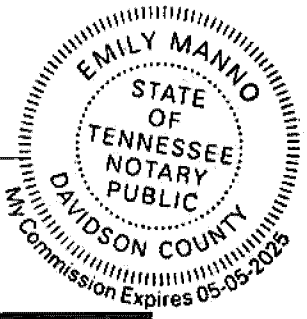
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $351,500.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2023.

Notary Public
My Commission Expires:



Karen Johnson Davidson County
Batch# 1057356 DEEDWARR
10/04/2023 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,300.55
20231004-0078008

File No.: 2023-763

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Smith, Jr	New Owner	
404 Sloan Rd. Nashville, TN 37209	Property	103-08-0B-404.00-CO

WARRANTY DEED

For and in 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

Jacob Hill, a single man, and Jeffrey Hill and Kimberly Hill, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Smith, Jr

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium located in Davidson County, Tennnessee, being Unit No. 404, Building "C" of Parklane Condominiums, Phase IV a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase IV of record in Book 7646, Page 264, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a

percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jacob Hill, a single man by Warranty deed from William Chad Hartley, married of record in Instrument No. 20190712-0067997 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 12, 2019.

Being the same property conveyed to Jacob Hill, a single man and Jeffrey Hill and Kimberly Hill, husband and wife, all as tenants in common with the right of survivorship, by Quitclaim deed from Jacob Hill, a single man of record in Instrument No. 20190729-0074485 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 29, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 404 Sloan Road, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 15th day of September, 2023.

Jacob Hill

STATE OF Oklahoma
COUNTY OF Grady

On this 15th day of September, 2023, before me personally appeared Jacob Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of September, 2023.

Notary Signature
My commission expires: 6-26-2026

KAREN LEA O'NEAL DIRICKSON NOTARY # 02008781 EXP. 06/26/26 PUBLIC STATE OF OKLAHOMA

Witness my hands this 15th day of September, 2023.

Jeffrey Hill by Jacob Hill, Attorney-In-Fact

STATE OF Oklahoma
COUNTY OF Grady

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jacob Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jeffrey Hill, and that he is authorized by Jeffrey Hill, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded in Instrument No. 202310040078007.

Witness my hand, at office, this 15th day of September, 2023.

Notary Signature
My commission expires: 6-26-24

KAREN LEA O'NEAL DIRICKSON NOTARY # 02008781 EXP. 06/26/26 PUBLIC STATE OF OKLAHOMA

Witness my hands this 15th day of September, 2023.

Kimberly Hill by Jacob Hill, Attorney-In-Fact

STATE OF Oklahoma
COUNTY OF Grady

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jacob Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Kimberly Hill and that he is authorized by Kimberly Hill, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded in Instrument No. 202310040078007.

Witness my hand, at office, this 15th day of September, 2023.

Notary Signature
My commission expires: 6-26-24

KAREN LEA O'NEAL DIRICKSON NOTARY # 02008781 EXP. 06/26/26 PUBLIC STATE OF OKLAHOMA

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **9/15/23**.

Date

Affiant Signature

9/15/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

