WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MJ-P-23-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Ross Reisberg and John Frederick Hilliard	**Vanderbilt University Credit Union**	
(NAME)	(NAME)	
203 Sentinel Drive	**1313 21st Avenue S.**	**103-04-0-307.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL T. DAVIDSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN ROSS REISBERG AND JOHN FREDERICK HILLIARD, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Valley View Subdivision, Section 3, of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul T. Davidson, married by Warranty Deed from Daniel Cade Doyle, unmarried, dated July 3, 2019 and recorded July 5, 2019 in Instrument No. 20190705-0065957, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 148, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2446, Page 146, as amended in Book 2487, Page 19 and made applicable in Book 2746, Page 540, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Public Utility purposes of record in Book 2795, Page 11, Register's Office for Davidson County, Tennessee.
- Restrictive covenants for detached structure in Instrument No. 20220617-0069739, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Sentinel Drive, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1064815 **DEEDWARR**
10/26/2023 08:30:15 AM 2 pgs
Fees: $13.00 Taxes: $5,735.00

20231026-0083717

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2023.

Paul T. Davidson by Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL T. DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL T. DAVIDSON.

Witness my hand and official seal, this the 10th of October, 2023.

Notary Public
My Commission Expires: 1-4-21
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212