Karen Johnson Davidson County
Batch# 1067073 DEEDWARR
11/01/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20231101-0085466

SHANNON R. RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

JM-ZR-23-3308

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(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)
Kyra Nelson and Devin Nelson	**NEW OWNER**	
(NAME)	(NAME)	**133-03-0-183.00**
3308 Glencliff Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ROBERT S. HILL AND HANNAH P. HILL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYRA NELSON AND DEVIN NELSON, WIFE AND HUSBAND,** 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. 208 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page(s) 136 through 138, inclusive, 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 Robert S. Hill and Hannah P. Hill, husband and wife by Warranty deed from David Michael Reed and wife, Alexandra Carole Reed of record in Instrument No. 20171108-0115116 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 08, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 1835, Page 136 through 138, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2088, Page 534 and Book 2105, Page 633, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2099, Page 408, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4298, Page 694, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3308 Glencliff Rd., Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2023.

Robert S. Hill
by Paul Hinman as Attorney-in-fact

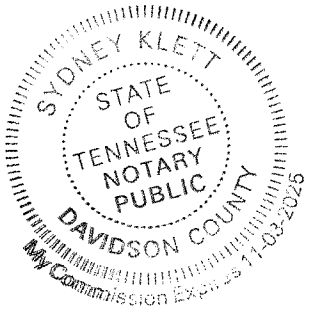
Hannah P. Hill
by Paul Hinman as Attorney-in-fact

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 ROBERT S. HILL AND HANNAH P. HILL, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT S. HILL AND HANNAH P. HILL.

Witness my hand and official seal, this the 31st of October, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Alicia Hamilton, 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

10/31/23.

Date

Affiant Signature

October 31, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of October, 2023

Notary's Signature

My Commission Expires: 3-17-2024
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024