WARRANTY DEED

TERESA GLASS
TENNESSEE NOTARY PUBLIC
My Comm Exp. Sept. 21, 2027
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-21-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joshua L. Hill and Hannah Hope Hill, husband and wife	Joshua L. Hill and Hannah Hope Hill, husband and wife	5-10 p/o
(NAME)	(NAME)	
5132 Bay Overlook Drive	5132 Bay Overlook Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231541

For and 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, I/we, **Thomas Clifford Towns** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joshua L. Hill and Hannah Hope Hill, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an existing iron pin in the easterly margin of Greenbrier Road, said pin being a common corner to Michael Wright DB- 20230215 0010977 R.O.D.C.T. and being the most northwest corner of herein described tract; Thence now leaving said margin with said Wright S 88°15'47"E 497.23 feet to an existing iron pin; Thence now leaving said Wright with a new line S 02°00'45"E 644.91 feet to a set iron pin in the northeasterly margin of Huffman Road; Thence with Huffman Road for the next 3 calls: with a curve to the right having a radius of 957.24 feet and having a chord bearing and chord of N 60°22'52"W 66.30 feet to a point; Thence N 52°55'40"W 313.18 feet to a point; Thence N 53°46'03"W 112.50 feet to a set iron pin in the intersection of Greenbrier Road; Thence now leaving Huffman Road with Greenbrier Road for the next 2 calls: N 17°58'31"W 180.29 feet to a point; Thence N 18°11'45"W 210.57 feet to the point of beginning containing 5.004 acres, more or less, according to survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 04/05/23.

BEING a portion of the same property conveyed to Daryl Towns and Thomas Clifford Towns, as joint tenants with right of survivorship by Final Order in the Chancery Court for Davidson County, Tennessee in Case No. 12-1706-II, dated October 8, 2014 and filed of record in Instrument No. 20150407-0030263, Register's Office for Davidson County, Tennessee.

The said Daryl Towns conveyed his interest in said property to Thomas Clifford Towns by Quitclaim Deed, dated March 15, 2019 and filed of record in Instrument No. 20190325-0026858, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 5.004 acres on Huffman Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 1069744 **DEEDWARR**
11/08/2023 10:25:08 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20231108-0087339

Witness my hand this 6th day of November, 2023

Thomas Clifford Towns

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Clifford Towns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of November, 2023.

Notary Public
My Commission Expires:

