Karen Johnson Davidson County
Batch# 1071796 DEEDWARR
11/14/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231114-0088838

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2025
DAVIDSON COUNTY

KW-RCN-23-3004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (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)
Paradigm Investments, LLC	**NEW OWNER**	
(NAME) **2000 Mallory Ln, Ste 130**	(NAME)	**070-02-0-058.00**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(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, **PHILIP D. HILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARADIGM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 6 on the Plan of Section One, Shawnwood of record in Plat Book 5190, Page 737, in the 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 Elizabeth Wortham and Deidre W. Perry, married and unmarried, respectively by Warranty Deed from Numerica Savings Bank of record in Book 7517, page 222, Register's Office for Davidson County, Tennessee, dated March 31, 1988 and recorded on April 15, 1988.

Being the same property conveyed to Elizabeth Pitt Wortham, Trustee U/A/D May 07, 1998 of the Wortham Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto by Quitclaim Deed from Elizabeth Wortham, Individually of record in Book 10922, page 137, Register's Office for Davidson County, Tennessee, dated May 7, 1998 and recorded on May 7, 1998.

Being the same property conveyed to Philip D. Hill by Quitclaim Deed from Elizabeth Pitt Wortham, Trustee U/A/D May 7, 1988 of the Wortham Revocable Living Trust Agreement of record in Instrument No. 20140822-0076685 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 22, 2014.

Being the same property conveyed to Philip D. Hill by Quitclaim Deed from Deidre W. Perry NKA Deirdre Wortham of record in Instrument No.202311140088837_ Register's Office for Davidson County, Tennessee,dated September 18, 2023 and recorded on November 14_, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5190, Page 737, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6190, Page 688, 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: **3004 - 3006 Stokers Ln, Nashville, Tennessee 37218**.

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 10th DAY OF NOVEMBER, 2023.

Philip D. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP D. HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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

I, Kara Wall, 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 11/10/23 (date of document).

Affiant Signature

Date 11/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025