THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37892-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2023. Notary Public My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Barry Forrest Tillman, Theresa Downs Tillman 945 Oak Valley Lane Nashville, TN 37220	**Send Tax Bills To:** Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Dr. Ste 6 WhiteHouse, TN 37188	**Tax Information:** Map and Parcel No.: 13213003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gillespie S. Nelson and wife, Katherine G. Nelson** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Barry Forrest Tillman and Theresa Downs Tillman, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 945 Oak Valley Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 1072749 DEEDWARR
11/16/2023 02:31:43 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00

20231116-0089510

IN WITNESS WHEREOF, Grantors have executed this instrument on the 14th day of November, 2023.

Gillespie S. Nelson

Katherine G. Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gillespie S. Nelson and Katherine G. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 2 on the Oak Hill Valley, of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gillespie S. Nelson and wife, Katherine G. Nelson, by Warranty Deed from James W. Stewart and wife, Jo Anna Stewart, of record in Instrument No. 20021202-0147997, in the Register's Office of Davidson County, Tennessee, dated November 22, 2002 and recorded on December 02, 2002.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16, said Register's Office, shows an owners certificate, a 75 foot minimum setback line from Oak Valley Lane and a 15 foot easement for public utility and bridle path purposes along the rear line of said lot. Also a 10 foot easement for public utility purposes along the northerly side line of said lot.