WARRANTY DEED

Karen Johnson Davidson County
Batch# 1080572 DEEDWARR
12/11/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231211-0095426

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

Affiant

Subscribed and sworn to me on 12/08/23.

NOTARY PUBLIC

My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brent Hillhouse 972 Wes Moore Drive West Chester, PA 19382	New Owner	090 12 0 247.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brent Hillhouse and Julie Ann Hillhouse, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land In Davidson County, Tennessee, Being Lot No. 28, On the Plan of Westboro, Sections 5, of Record in Book 3300, Page 3 and as amended in Book 3309, Page 165, Register's Office for Davidson County, Tennessee. Said Lot No. 28 Fronts 55 Feet on the Easterly Said of Freedom Place, And Extends Back Between Lines 167.6 Feet on the Northerly Line and 173.4 Feet On The Southerly Line, To A Dead Line in The Rear On Which It Measures 55 Feet.

Being the same property conveyed to Sara L. Hartman, a married person, and Carol F. Hartman, a married person, as joint tenants with rights of survivorship by Special Warranty Deed from Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its Individual capacity but solely as trustee for BCAT 2014-4TT of record as Instrument No. 20151203-0121945 in the Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on December 3, 2015. Said Special Warranty Deed misstated Sara L. Hartman's marital status. She was unmarried when she acquired her interest in the property and later married Devin Bell.

Further being the same property conveyed from Sara Bell, a married woman f/k/a Sara L. Hartman, and Carol F. Hartman, a married woman, by Warranty Deed to ASG Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230621-0047148, Register's Office for Davidson County, Tennessee, dated June 20, 2023 and recorded June 21, 2023.

This is improved property known as 630 Freedom Place, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR

does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 12/08/23.

ASG Investments, LLC
By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 12/08/2023.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12-8-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-8-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th **day of** December **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

