ADDRESS NEW OWNER: Tim Roberts
Linda Roberts
231 Cottage Place
Nashville TN 37214

SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 095020A23100CO

Karen Johnson Davidson County
Batch# 1081366 DEEDWARR
12/13/2023 10:32:30 AM 8 pgs
Fees: $43.00 Taxes: $991.60
20231213-0095867

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Roberts and Tim Roberts, Co-Executors of the "Estate of Charlotte Hilton"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tim Roberts and Linda Roberts, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 49 on the plan of Cottage Place Condominiums, of record in Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements, all as described in Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, Page 722 and Third Amendment in Book 6902, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to V. Melvin Hilton and wife, Charlotte M. Hilton, from Diane S. Cashion, unmarried, by Warranty Deed recorded on January 6, 2015, in Instrument No. 20150106-0001214, in the Register's Office for Davidson County, Tennessee. V. Melvin Hilton died on March 24, 2017, leaving Charlotte M. Hilton as the sole surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument No. 20170523-0051083, said Register's Office.

Charlotte M. Hilton died testate on November 8, 2022, leaving her property to her estate which was duly opened and filed under Docket No. 23P417 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Per the Order signed by Judge Andra Hendrick, Seventh Circuit, on October 27, 2023, the estate was authorized to sell said property.

V. Melvin Hilton was one and the same person as Virgil Melvin Hilton and Virgil Hilton.

Charlotte M. Hilton was one and the same person Charlotte McAllister Hilton and Charlotte Hilton.

Tim Roberts is one and the same person as Timothy Roberts.

This is property with a common address of 231 Cottage Place, Nashville, TN 37214.

SEE COURT ORDER ATTACHED HERETO AND MADE A PART HEREOF.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing under "Exhibit D" to the Master Deed Declaration of Covenants, Conditions, and Restrictions known as Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Page 745, Register's Office for Davidson County, Tennessee.(3) Master Deed Declaration of Covenants, Conditions, and Restrictions known as Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Page 745, as amended in Book 6569, Page 212; in Book 6636, Page 722; and in Book 6902, Page 829, said Register's Office.(4) Easement for water main granted to

Bransford Realty Company of record in Book 722, Page 268 and Book 722, Page 324, said Register's Office.(5) Right of Way Deed to the State of Tennessee for highway purposes of record in Book 5256, Page 398, said Register's Office.(6) Charter for the Cottage Place Homeowners' Association of record in Book 6582, Page 869, said Register's Office.(7) Judgment and Final Decree taking of property and easement for working area of record in Instrument No. 20070320-0033730, said Register's Office.(8) Grant to Comcast of Nashville I, LLC, for an easement in gross and right of way for a broadband communications system of record in Instrument No. 20130517-0050099, said Register's Office.(9) As applicable, Quitclaim Deed of record in Book 11676, Page 939, said Register's Office.(10) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Cottage Place Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(11) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of December 2023.

X Linda Roberts, Co-Executor
Linda Roberts, Co-Executor pf the "Estate of Charlotte Hilton"

X Tim Roberts, Co-Executo
Tim Roberts, Co-Executor of the "Estate of Charlotte Hilton"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Linda Roberts and Tim Roberts, Co-Executors of the "Estate of Charlotte Hilton,"** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 12th day of December 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $268,000.00.

X Tim Roberts
Affiant

Subscribed and sworn before me this 12th day of December 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2310-165

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

In re:	}	
	}	
ESTATE OF CHARLOTTE HILTON,	}	**No. 23P417**
	}	
DECEASED	}	

ORDER

This cause came to be heard on the 27th day of October 2023, before the Honorable Judge Andra Hedrick, upon the "Motion to Sell Real Estate," including exhibits, by Linda Roberts and Tim Roberts, Co-Executors of the Estate of Charlotte Hilton (the "Estate"). Based on the examination of the Motion and supporting exhibits filed, the Court finds that:

1. That the Decedent died seized and possessed of real property located at 231 Cottage Place, Nashville, TN 37214 (the "Real Property").
2. That the Real Property was not specifically devised to anyone in the Will; rather, the Estate is being divided by percentages to the beneficiaries.
3. That the Co-Executors have the authority to sell the Real Property per the Will of the Decedent (which has already been filed with the Court), as the Will, in Article II, Paragraph C, incorporates by reference the powers set forth in T.C.A. § 35-50-110, including T.C.A. § 35-50-110 (6) which specifically includes a "private sale…on the terms…that in the judgment of the fiduciary are for the best interests of the estate and beneficiaries of the estate…." Additionally, the Will states in Article II, Paragraph D, that the Co-Executors shall administer the Real Property as part of the Estate and that the Real property shall be subject to the control of the personal representative.

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4. That the Will directs that any expenses from the sale or appraisal of property be paid by the Estate.
5. That the fair market value of the Real Property is $268,000.00, as shown by an appraisal report dated May 31, 2023, and attached to the Motion to Sell Real Estate as Exhibit A.
6. That the Co-Executors have entered into a Contract to purchase the Real Property from the Estate for the fair market value of $268,000.00, and said Contract has been approved by the Court. Said Contract was attached to the Motion to Sell Real Estate as Exhibit B. The terms of said Contract provide that the Co-Executors will purchase the Real Property either individually or through an assigned entity over which one or both of them have ownership or control.
7. That the purchase of the Real Property at fair market value by the Co-Executors will expedite the closing of the Estate and distributing the funds of the Estate to the beneficiaries.
8. That all estate beneficiaries have been sent a copy of the said Contract and Appraisal via certified mail, adult signature required and return receipt requested, as noted in the Motion's Certificate of Service.

Based up on these findings, it is therefore,

ORDERED that the Court acknowledged that the language of the Will is sufficient to empower the Co-Executors to sell the Real Property;

ORDERED that the Co-Executors be authorized to sell the Real Property as anticipated in the Contract (attached as Exhibit B to the Motion to Sell Real Estate);

ORDERED that the Estate pay all costs for the transaction at closing from the proceeds;

ORDERED that the Estate reimburse the Co-Executors for the cost of the Appraisal;

ORDERED that the terms and conditions of the sale of the Real Property as stated in the Contract (attached to the Motion to Sell Real Estate as Exhibit B) are approved by the Court; and

ORDERED that the Co-Executors are authorized to execute the deed and all other documents incident to

closing, without the joinder of any beneficiary.

ENTERED this 27th day of October 2023.

_JELECTRONIC SIGNATURE PAGE TO FOLLOW___
JUDGE ANDRA HEDRICK

APPROVED FOR ENTRY:

_/s/Mary Kathryn Charlton_____
Mary Kathryn Charlton - #040240
Cindy S. Smith - #012800
Attorneys for Petitioners
Cindy S. Smith, P.C.
P.O. Box 292004
Nashville, TN 37229
(615) 259-1152
cindy@csspc.us
maryk@csspc.us

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing order was mailed via certified mail, adult signature required and return receipt requested, on the 28th day of September 2023, to the following interested parties:

1) Linda Roberts and Tim Roberts, 332 Dennywood Drive, Nashville, TN 37214
2) Douglas McAllister, 596-D Fearrington Post, Pittsboro, NC 27312
3) Jonathan Briles, 341 Scenic Way, Thomasville, NC 27360
4) Carmen Bassler, 5032 Briarwood Drive, Nashville, TN 37211
5) Denise Becker, 6308 Paddington Way, Antioch, TN 37013
6) Maxine McKeown, 216 Windemere Drive, Rainbow City, AL 35906

/s/Mary Kathryn Charlton
Mary Kathryn Charlton

Case Title: ROBERTS V HILTON

Case Number: 23P417

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **December 12th, 2023** (date of document).

Cindy S. Smith, Affiant

12/12/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 12th day of December, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026