RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch # 1082992 DEEDWARR
12/18/2023 10:10:21 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20231218-0097225

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 15th day of December, 2023.

Notary Public:
My Commission Expires: 4/27/2025

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michael T. Hull 4117 Hillsboro Pike, Ste.103-265 Nashville, TN 37215	Michael Hull 4117 Hillsboro Pike, Ste.103-265 Nashville, TN 37215	072-13-0-122.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark Kyle Anderton, a married man** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Michael T. Hull, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Map of Springdale Subdivision of record in Book 974, Page 18, Register's Office for said County. Said lot fronts 50 feet on the easterly side of Inga Street and runs back between lines, according to the registered plan above mentioned, 213 feet, more or less, to the center line of a drain, but according to a copy of a survey thereof, made July 20, 1939, by S.R. Sanford, Jr., Civil Engineer, said lot runs back between lines 206.4 feet on the northerly line and 207 feet on the southerly line to the center line of said drain on which it measures 50 feet.

BEING the same property conveyed to Mark Kyle Anderton, a married man, by Quitclaim Deed from Mark Kyle Anderton, Successor Trustee of "The Anderton Irrevocable Catastrophic Illness Trust" dated April 4, 2018, said Quitclaim Deed being dated 10/12/2023 and recorded 10/13/2023 in Instrument No. 20231013-0080605, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to The Anderton Catastrophic Illness Trust dated April 4, 2018, Mark Kyle Anderton and William C. Anderton II, Trustees, by Quitclaim Deed from Sue T. Anderton, widow of William C. Anderton, dated 4/4/2018 and recorded 4/6/2018 in Instrument No. 20180406-0032352; and the same property previously conveyed to William Cecil Anderton and Sue Turner Anderton by Quitclaim Deed from Jewell Anderton Casey, Sue Anderton Roberts, William Cecil Anderton and Barry Lee Anderton, dated 2/6/2001 and recorded 2/21/2001 in Instrument No. 20010221-0016327; and previously conveyed to Jewell Anderton Casey, Sue Anderton Roberts, William Cecil Anderton and Barry Lee Anderton by Quitclaim Deed from William H. Anderton and wife, Emeral H. Anderton, dated 5/23/1990 and recorded 5/23/1990 in Book 8115, Page 91; and previously conveyed to William H. Anderton and wife, Emeral Holt Anderton by Warranty Deed from Walter P. Rose and wife, Rutha Bell Rose, dated 10/28/1939 and recorded 10/31/1939 in Book 1110, Page 438, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

All existing easements and all other matters shown on plat of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX__) improved (____) unimproved property, known as: 2426 Inga Street, Nashville, TN 37206

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 15th day of December, 2023.

Mark Kyle Anderton

Mark Kyle Anderton

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 15th day of December, 2023.

Commission Expires:

9/27/24

B. Huntsman

Notary Public:

