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

BOX 10-A

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. 37978-12-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Kailey Burdette Affiant Subscribed and sworn to before me this 28th day of December, 2023. MONTGOMERY KEVIN P. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: 10/4/27

WARRANTY DEED

Address New Owner: Kailey Burdette, Russell Burdette 3503 Hilldale Drive Nashville, TN 37215	**Send Tax Bills To:** First Bank, 722 Columbia Ave, Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 11705015600

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, **Hilldale LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kailey Burdette and Russell Burdette, wife and husband** ("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 3503 Hilldale Drive, Nashville, TN 37215.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors 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 # 1086440 DEEDWARR
12/29/2023 09:13:23 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00

20231229-0100004

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2023.

Hilldale LLC, a Tennessee limited liability company

BY: Maggie Frank, Sole Member
Maggie Frank, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hilldale LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maggie Frank, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of Hilldale LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2023.

Notary Public

My Commission Expires:

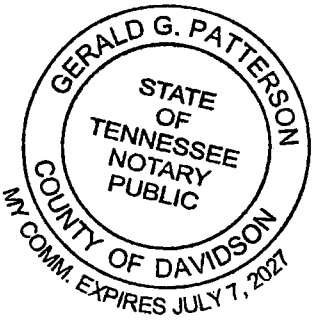


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 20, 21 & 22 of Block "E" on the Revised Plan of Woodmont Acres of record in Plat Book 843, Page 102, Register's Office for said County.

SAID Lots Nos. 20, 21 & 22 of Block "E" adjoin and front together 75 feet on the westerly margin of Hilldale Drive and extend back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Hilldale LLC, a Tennessee Limited Liability Company, by deed dated August 4, 2023 from Maggie S. Frank F/K/A Maggie S. Kahl of rec ord in Instrument No. 20230823-0065770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 843, Page 102, Register's Office for Davidson County, Tennessee.