Karen Johnson Davidson County
Batch# 1089945 DEEDWARR
01/09/2024 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20240109-0001840

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Hamilton and Katherine Hamilton	Same as Owner	119 14 0 245.00
(NAME)	(NAME)	
2117 Belsford Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Penney Hillis, a widow** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Robert Hamilton and Katherine Hamilton, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 217 Morton Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever

defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 8th day of January, 2024.

GRANTOR:

Penney Hillis

Penney Hillis

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Penney Hillis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8 day of January, 2024.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, the plat of which is of record in Plat Book 4300, Page 10, Register's Office for Davidson County, Tennessee, being Revised Lot No. 1 of the Re-Subdivision of Lots 36, 37 & 38, William Lee's Subdivision of Roth Property of record in Plat Book 1130, Page 67, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said lot fronts 69.84 feet on the Southerly side of Morton Avenue and runs back 185.00 feet on the Westerly line and 184.77 feet on the Easterly line to a line in the rear on which it measures 69.84 feet.

Being the same property conveyed to Overton E. Hillis and wife, Penney K. Hillis, by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan, of record in Book 10542, Page 219, in the Register's Office of Davidson County, Tennessee, dated July 15, 1997, and recorded on July 25, 1997. The said Overton E. Hillis died on December 06, 2015, leaving Penney K. Hillis as surviving tenant by the entirety.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 January 8, 2024.

Signature
Date: January 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of January, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025