Karen Johnson
Batch # 1090144
01/10/2024 11:01:39 AM
Fees: $13.00 Taxes: $742.41
Davidson County
DEEDWARR
2 pgs
20240110-0002096

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-MP-24-109

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $200,650.00

Sworn to and subscribed before me this 8 day of January, 2024.

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Michael Passons 109 Hillsboro Place Nashville, TN 37215	New Owner	117-03-0C-109.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lewis D. Bright Jr., unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michael Passons, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 109, Hillsboro Place Condominiums, as shown on plat of record in Plat Book 5200, Page 725, as amended in Book 5200, Page(s) 757 and 758, established under Master Deed of record in Book 6244, Page 394, amended in Book 6285, Page 209 and Instrument No. 20170515-0048155, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lewis D. Bright, Jr., by Quit Claim Deed from Lewis D. Bright and Helen Bright of record in Instrument No. 20061228-0160163 Register's Office for Davidson County, Tennessee, dated December 27, 2006 and recorded on December 28, 2006.

This is improved property known as **109 Hillsboro Place, Nashville, TN 37215**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 8th day of January, 2024.

Lewis D. Bright, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lewis D. Bright, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY