Karen Johnson Davidson County
Batch# 1104570 DEEDWARR
02/26/2024 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $9,509.00
20240226-0012954

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1306 Hildreth, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aurelio Reyes, a married man**, hereinafter called the **Grantee**, Grantee's 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. 358, Seven Hills, Section 8, as shown on plat of record in Plat Book 3300, page 14, in the Register's Office for Davidson County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1306 Hildreth, LLC a Tennessee limited liability company, by deed from the Thomas Keener Billups, Jr. and Allison M. Billups, husband and wife, dated November 9, 2020, of record in Inst No. 20201112-0133647 and corrected by Affidavit of Correction in Instrument No. 20201124-0137997, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1306 Hildreth Drive aka 301 Mountainside Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Aurelio Reyes **1306 Hildreth Drive** **Nashville, TN 37215**	New Owner	**131-15-0-074.00**

WITNESS THE EXECUTION HEREOF this 23 day of February, 2024.

1306 Hildreth, LLC, a Tennessee limited liability company

Robert Scott Davis, SOLE MEMBER

By: Robert Scott Davis, Sole Member

State of Tennessee)
County of Davidson)

On this 23 day of February, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Robert Scott Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, 1306 Hildreth, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 1306 Hildreth, LLC, as Sole Member.

Lydia H Weaver
Notary Public

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/6/24

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,570,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2024.

Notary Public

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

My Commission Expires: 3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/23/24 (date of document).

Affiant Signature

2/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

