THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 340247040**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me this 25th day of March, 2024. Notary Public My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1114530
03/25/2024 10:17:42 AM
Fees: $13.00 Taxes: $2,553.00

Davidson County
DEEDWARR
2 pgs

20240325-0020411

WARRANTY DEED

Address New Owner: Roger L. Davis, Tyler B. Davis, and Kathryn N. Davis 5533 Traceside Dr. Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 16 0A 015.00

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, **Graham Hillard and Mary Hillard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger L. Davis, Tyler B. Davis, and Kathryn N. Davis, tenants in common with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of A Resubdivision of TRACESIDE, Section One, of record in Plat Book 7900, Page 946, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Graham Hillard and Mary Hillard, husband and wife, by Warranty Deed from Phong K. Ngo, a married man, of record in Instrument No. 20160719-0073899, in the Register's Office of Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of TRACESIDE, Section One, as recorded in Plat Book 7900, Page(s) 946.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary and Subdivision Plat, TRACESIDE, as recorded in Plat Book 7900, Page(s) 705.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, Section One, as recorded in Plat Book 7900, Page(s) 772.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504, as amended in Book 9435, Page 493; Book 9677, Page 675; Notice of Annexation recorded in Instrument No. 20020111-0004996, as re-recorded in Instrument No. 20020116-0006610.
Easement for Public Utilities, recorded in Book 9443, Page 960.

This is improved property located at 5533 Traceside Dr. Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2024.

Graham Hillard

Mary Hillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham Hillard and Mary Hillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of ~~March~~, 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____