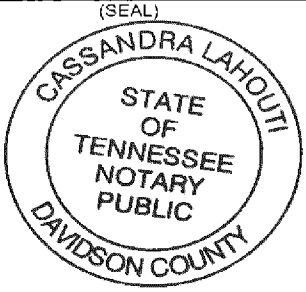
Karen Johnson Davidson County
Batch# 1129501 DEEDWARR
05/01/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240501-0031742

WARRANTY DEED

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: 11·2·2026

File #24-PA-3107B-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Solomon	**New Owner**	
(NAME) **3107B Hillside Rd**	(NAME)	**060 08 0 038.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

HILLSIDE DEVELOPMENT ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JORDAN SOLOMON, A SINGLE MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 94 feet of the Northerly 254 feet of the Westerly 158 feet of Lot No. 10 on the MAP OF E. A. LINDSLEY SUBDIVISION, as of record in Plat Book 547, Page 144, in the Register's Office of Davidson County, Tennessee.

Said part of said Lot No. 10 fronts 94 feet on the Easterly side of Hillside Drive and runs back between lines 158 feet, more or less, to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Kenneth L. Stubbolo, individual, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20230621-0047158, in the Register's Office of Davidson County, Tennessee, dated June 20, 2023 and recorded on June 21, 2023.

Further being the same property conveyed to Hillside Development Associates LLC by Quitclaim Deed from Kenneth L. Stubbolo, unmarried, of record in Instrument No. 20240416-0027137, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of E. A. Lindsley Subdivision, as recorded in Plat Book 547, Page(s) 144.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 3107 B Hillside Road, Nashville, TN 37207.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 25th day of April, 2024.

Hillside Development Associates LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of Hillside Development Associates LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Hillside Development Associates LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN., this 25th day of April, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/25/2024 (date of document).

Affiant Signature

4/25/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

