RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22523-AP

Name and Address of New Owner:
Molly Simmons
3309 Moorewood Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1131244 DEEDWARR
05/06/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,352.35
20240506-0033050

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 050-14-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Hiam Family Revocable Living Trust Agreement dated April 22, 2013,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Molly Simmons, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 757 on the Plan of Section Four Pakrwood Estates of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aubrey Hiam by Trustee's Deed from John C. Sanders of record in Instrument No. 20040908-0108279 Register's Office for Davidson County, Tennessee, dated August 18, 2004 and recorded on September 08, 2004.

Being the same property conveyed to Aubrey L. Hiam and Denise R. Hiam, Co-Trustees, of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013, by Quitclaim Deed from Aubrey Hiam of record in Instrument No. 201401080001955 Register's Office for Davidson County, Tennessee, dated January 07, 2014 and recorded on January 08, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2024.

The Hiam Family Revocable Living Trust Agreement
dated April 22, 2013

By: Denise R Hiam
Denise R. Hiam, Co-Trustee

State of Tennessee
County of Davidson

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Denise R. Hiam, Co-Trustee 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 the Co-Trustee of The Hiam Family Revocable Living Trust Agreement dated April 22, 2013, the within named bargainor, a Trust, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

Witness my hand, at office, this 2nd day of May, 2024.

Notary's Signature
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi Virden
(Affiant)

Sworn to and subscribed before me this
2nd day of May, 2024.

Bria Sawyers
Notary Public
My commission expires: 3/26/2028
File No. GNT-24-3332

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/26/2028

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/2/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/2/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** May, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

