RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1144633
06/07/2024 02:11:36 PM
Fees: $13.00 Taxes: $2,749.10

Davidson County
DEEDWARR
2 pgs

20240607-0042894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $743,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, NOTARY THIS 6th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Hess and Marisa Hess, Trustees of Hess Revocable Trust dated February 4, 2016		
(NAME) 102 Braxton Hill Court Unit 5	(NAME)	131-12-0D-005.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lynne A. King, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul G. Hess and Marisa M. Hess, Trustees of Hess Revocable Trust dated February 4, 2016**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5 on the plan of Braxton Hills Condominiums as shown as Exhibit D to the Master Deed, of record in Book 7585, page 317, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. Reference is further made to the Darcie Crutcher Subdivision Plat of record in Book 6200, Page 626, said Register's Office.

Being the same property conveyed to Lynne A. King, unmarried by Warranty Deed from Bessie M. Fortenberry, unmarried of record in Instrument No. 20120308-0020354 Register's Office for Davidson County, Tennessee, dated March 07, 2012 and recorded on March 08, 2012.

This is property more commonly known as 102 Braxton Hill Court, Unit 5, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 6th day of June, 2024.

Lynne A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2024, before me personally appeared Lynne A. King, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2024.

Notary Signature
My commission expires:

