WARRANTY DEED

Karen Johnson
Batch # 1152304
06/28/2024 09:40:24 AM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20240628-0048585

File #24-PA-2405-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 7/18/2027

STATE OF TENNESSEE NOTARY PUBLIC SANDY MCCOLLUM WILLIAMSON COUNTY

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)
Jake Hill and Ally Hill	Simmons Bank	
(NAME)	(NAME)	
2405 Prairie Hill Dr.	17901 Cheral Pkwy	**182 15 0B 029.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Little Rock AR 72223	
(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,

KRISTINE KUBACH, A SINGLE WOMAN,

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

JAKE WILLIAM HILL AND ALLY M. HILL, HUSBAND AND WIFE,

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 Lot No. 29 on the Plan of MINOR SUBDIVISION, FINAL PLAT, CLOVER GLEN PHASE 1A of record in Instrument No. 20180618-0058128, 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 Kristine Kubach, A Single Woman, by Warranty Deed from Elizabeth A. Mercer, An Unmarried Woman, of record in Instrument No. 20201006-0115762, in the Register's Office of Davidson County, Tennessee, dated October 01, 2020, and recorded on October 06, 2020.

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 MINOR SUBDIVISION, FINAL PLAT, CLOVER GLEN PHASE 1A, as recorded in Instrument No. 20180618-0058128.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLE LANDS, as recorded in Minute Book I, Page 299, Chancery Court for Davidson County, Tennessee (no copy available).

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20161027-0113628, Instrument No. 20170623-0063193 and Instrument No. 20180430-0040397.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20180608-0055284, as amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2405 Prairie Hill Drive, Antioch, TN 37013**.

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 27th day of June, 2024.

Kristine Kubach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2024, before me personally appeared Kristine Kubach, 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 27th day of June, 2024.

Notary Signature
My commission expires:

