RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22312-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153063 DEEDWARR
07/01/2024 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,304.03
20240701-0049455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,163,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of July, 2024.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
The 4620 Villa Green Trust 4620 Villa Green Drive Nashville, TN 37215	Same address as new owner	131-14-0-058

FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED SIXTY THREE THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars ($1,163,250.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **J. TERRY BATES AND WIFE, KATHY E. BATES, AND HAMILTON B. BATES**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NEIL RICHLER, TRUSTEE OF THE 4620 VILLA GREEN TRUST, DATED JUNE 8, 2024**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 93 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hamilton B. Bates, an unmarried man, as to a one-half undivided interest, and J. Terry Bates and Kathy Bates, husband and wife, as to a one-half undivided interest, as tenants in common with right of survivorship, from J. Terry Bates and Kathy Bates, husband and wife, (Tammy Mellons, Trustee) by Quitclaim Deed dated December 8, 2017 and recorded December 19, 2017 in Instrument #20171219-0129064, said Register's Office.

Being the same property conveyed to J. Terry Bates and Kathy Bates, husband and wife, from Robert Marshall Gilliam and wife, Judith Ellen Gilliam, by Warranty Deed dated February 14, 2017 and recorded February 16, 2017 in Instrument #20170216-0015858, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4620 Villa Green Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HAND, this 1 day of July, 2024

GRANTOR(S)

J. Terry Bates

Kathy E. Bates

Hamilton B. Bates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, J. Terry Bates, Kathy E. Bates, and Hamilton B. Bates, 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 and seal, this the 1 day of July, 2024.

Notary Public

David Watson
Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 1, 24 (date of document).

Jennifer L. Pennell

July 1, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026