Karen Johnson Davidson County
Batch# 1156408 DEEDWARR
07/10/2024 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20240710-0051780

New owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E Ste 270 Clearwater, FL 33759	Marlowe Hillyer 8630 Gauphin Place Nashville, TN 37211

Order Number: C-TN862339

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **EKRE of TN, LLC, a Delaware Limited Liability Company**, for Four Hundred Thousand Dollars and 00/100 ($400,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Marlowe Hillyer**, whose address is 8630 Gauphin Place, Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 369, on the Revision of Lots 367 through 383, Phase Six, Lenox Village, as shown by plat appearing of record in Instrument No. 20050617-0069532 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All terms, matters, and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Official Records of Register's Office for Montgomery County, Tennessee.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 173-09-0A-430.00
Street address of property: 8630 Gauphin Place, Nashville, TN 37211

Prior Instrument References by which Grantor(s) acquired title: Instrument # 20220311-0029007 in the Register's Office, Davidson County, Tennessee.

Signed this 9th day of July, ~~2022.~~ 2024

Signature of Grantor(s):

EKRE of TN, LLC, a Delaware Limited Liability Company
By: _____

Name/Title: Michael Defrancesco, authorized signatory

STATE OF Florida, COUNTY OF Pinellas, SS:

BE IT REMEMBERED That on this 9th day of July, ~~2022,~~ 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Defrancesco, authorized signatory of EKRE of TN, LLC, a Delaware Limited Liability Companyknown to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Sydney Stolbom
Notary Public

SYDNEY STOLBOM
MY COMMISSION # HH 164902
EXPIRES: August 12, 2025
Bonded Thru Notary Public Underwriters

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 77B A 8.00
Street address of property: 1631 Wonderboy Court, Clarksville, TN 37042

Oath of Consideration

I or we, Casey Jenkins the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9 day of July, ~~2022.~~ 2024

Signatures of Affiant(s):

Casey Jenkins

Sworn and subscribed before me this 9 day of July, ~~2022.~~ 2024

Notary Public

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **07/09/2024** (date of document).

Jami K Averwater

Signature

07/10/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **July**, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

