WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1157254 DEEDWARR
07/11/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240711-0052273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/11/24

File #24-PA-3109-PARK

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY 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)
Stephanie Tyler Jones	**The Cecilian Bank**	
(NAME)	(NAME)	**060-08-0-037**
3109 Hillside Rd	1808 North Dixie	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Elizabethtown KY 42701	
(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,

HILLSIDE DEVELOPMENT ASSOCIATES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

STEPHANIE TYLER JONES, UNMARRIED,

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 the Southerly 85 feet of the Northerly 160 feet of the Westerly 158 feet of Lot No. 10 on the map of E. A. LINDSLEY'S SUBDIVISION of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 85 feet on the Easterly side of Hillside Drive and runs back between parallel lines 158 feet to a dead line in the rear.

Being the same property conveyed to Hillside Development Associates, LLC, a Tennessee Corporation, by Quitclaim Deed from Kenneth L. Stubbolo, not married, of record in Instrument No. 20240416-0027138, in the Register's Office for Davidson County, Tennessee, dated April 11, 2024 and recorded on April 16, 2024.

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 E.A. LINDSLEY SUBDIVISION, as recorded in Plat Book 547, Page(s) 144.

*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 734, Page 46.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20040603-0065538.

*Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140522-0044002.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3109 Hillside Road, Nashville, TN 37207.

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 10th day of July, 2024.

Hillside Development Associates LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

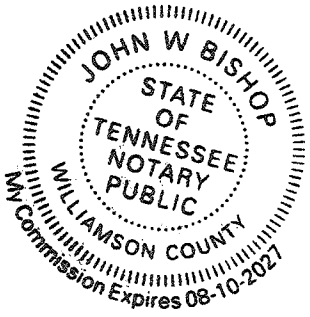
Before me, John W. Bishop of the state and county mentioned, personally appeared Loy Carney, Authorized Agent of Hillside Development Associates LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Hillside Development Associates LLC, the within named bargainor, a Limited Liability Company, and that such Loy Carney, as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal this 10th day of July, 2024.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 7/10/24.

Affiant Signature – Joshua A. Terry

7/11/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/11/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27