WARRANTY DEED

Karen Johnson Davidson County
Batch# 1171727 DEEDWARR
08/19/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20240819-0063434

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $462,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/15/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12229-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Francis Jordan and Bunny Susan Jordan	New owner	142-09-0F-529-00
529 General George Patton Road		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wayne E. Hilton, Sr., Trustee of the Wayne E. Hilton, Sr. Living Trust, established by the Revocable Trust Agreement of Wayne E. Hilton, Sr. dated July 5, 2023, as amended and restated from time to time, and to his successors in trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Francis Jordan and Bunny Susan Jordan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 529 together with Carport designated 529-C on the Plan of River Plantation, Section VIII, Phase II of record in Plat Book 6900, Page(s) 514 through 517, amended in Book 6900, Page 654 through 657 (erroneously referred to as Book 6900, Page(s) 645 through 657), inclusive, and as shown on the Master Deed in Book 7417, Page 396 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with interest in common area.

Being the same property conveyed to Wayne Hilton and Patricia A. Hilton, husband and wife, by deed dated 09/07/2018 and recorded 09/11/2018, from Carmen Ferreira NKA Carmen Parker and husband Jonathan Parker, of record in Instrument Number 20180911-0089865 and being further conveyed to Wayne E. Hilton, Sr, by deed dated 07/05/2023 and recorded 07/17/2023, from Patricia A. Hilton, of record in Instrument Number 20230717-0054812 and being further conveyed to Wayne E. Hilton, Sr., Trustee of the Wayne E. Hilton, Sr. Living Trust, established by the Revocable Trust Agreement of Wayne E. Hilton, Sr. dated July 5, 2023, as amended and restated from time to time, and to his successors in trust, by deed dated 07/05/2023 and recorded 07/18/2023, from Wayne E. Hilton, Sr., of record in Instrument Number 20230718-0055220, of the Public Records of Davidson County, Tennessee.

Property Address: 529 General George Patton Road Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 529 General George Patton Road Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 12, 2024.

Wayne E Hilton, Sr. Living Trust

By: Wayne Hilton Sr.
Wayne E. Hilton, Sr., Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named **Wayne E. Hilton, Sr., Trustee of the Wayne E. Hilton, Sr. Living Trust,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this August 12, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-12229-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 15, 2024.

J. Carlton Drumwright

August 15, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 15, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY