WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24641398

Karen Johnson Davidson County
Batch# 1179183 DEEDWARR
09/09/2024 11:35:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20240909-0069201

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Andramica Hilliman**
Address of New Owner(s): **945 Seymour Avenue, Nashville, TN 37206**
Property ID NUMBER: **08204040500**

THIS INDENTURE, made and entered into this 3 day of September, 20 24, by and between **Rodney Gilbert, an unmarried man and Linda Gilbert, unmarried woman** party of the first part, and **Andramica Hilliman, an unmarried person** party of the second part,

WITNESSETH: That for and in consideration of **Purchase Price ($Purchase Price$400,000.00)**, cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 13 ON THE PLAN OF A.W. HOOKER'S ADDITION TO EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RODNEY GILBERT, AN UNMARRIED MAN AND LINDA GILBERT, BY QUITCLAIM DEED FROM ROBERT GILBERT, DATED SEPTEMBER 15, 2021 AND RECORDED ON APRIL 29, 2022 AND OF RECORD IN INSTRUMENT NO. 20220429-0049636, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE.
TMS: **08204040500**

Property Address: **945 Seymour Avenue, Nashville, TN 37206**

This conveyance is subject to 2022 County of **Davidson** and City of **Nashville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

MCD 74195701 WD111 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Rodney Gilbert

Rodney Gilbert

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 3 day of September, 2024, before me personally appeared Rodney Gilbert, 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 and seal, this 3rd day of September, 2024.

[AFFIX NOTARY SEAL BELOW]

Signature of Notary Public

J. Warren Evans

Print Notary Public Name

May 8, 2028

My Commission Expires

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

MCD 74195701 WD111 01 0105

WITNESS the signature of the said party of the first part the day and year first above written.

Linda Gilbert

Linda Gilbert

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 3 day of September, 2024, before me personally appeared Linda Gilbert, 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 and seal, this 3rd day of September, 2024.

[AFFIX NOTARY SEAL BELOW]

J. Warren Evans

Signature of Notary Public

J. Warren Evans

Print Notary Public Name

May 8, 2028

My Commission Expires

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

MCD 74195701 WD111 01 0105

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or 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. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$1,480.00**, plus any remote filing electronic payment surcharges.

Affiant

Subscribed and sworn to before me this 6th day of September 2024.

Notary Public Signature Lori J Smith

My commission expires: 06/11/2029

LORI J SMITH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires June 11, 2029
Acting in the County of Wayne

MCD 74195701 WD111 01 0105

Tennessee Certification of Electronic Document

I, Sam Rider, 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 9/3/2024 (date of document).

Affiant Signature

Sep 9, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 09 day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE