RETURN
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $365,000.00.

Nancy Enoch
Affiant

Subscribed and sworn before me this the 24th day of September, 2024.

Notary Public
My commission expires: 11-8-27

JAMES A. WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1186640
09/26/2024 10:01:10 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240926-0074633

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristi Hilton 5822 Robertson Ave Nashville, TN 37209	Lender	091-10-0 162.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRITTANY ALEXANDER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTI HILTON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.15 on the plan of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farm, of record in Book 332, page 41, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 50 on the northerly margin of Robertson Street, also known as Robertson Avenue, and fronts 150 feet on the easterly margin of Ethel Street, and extends back 50 feet on the southerly line and 150 feet on the westerly line to a point of intersection.

Being the same property conveyed to Brittany Alexander, an unmarried woman, by deed dated 05/27/2021, from Dudley Alexander, a married man, of record in Instrument No. 20210604-0075081, Register's Office for said County.

Also being the same property conveyed to Brittany Alexander, an unmarried woman, and Dudley Alexander, a married man, by deed dated 02/28/2017, from Deep River Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170301-0020213, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5822 Robertson Ave, Nashville, TN 37209.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24th day of September, 2024.

Brittany Alexander

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittany Alexander, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2024.

My commission expires: 6/14/2026

Notary Public

