WARRANTY DEED

Karen Johnson Davidson County
Batch # 1205205 DEEDWARR
11/14/2024 09:57:47 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20241114-0088654

LB-XLR-24-1736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-8-27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AKCAB, LLC	**Same as New Owner**	
(NAME)	(NAME)	**117-11-0F-001.00**
3501 Richards Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT F. DOYLE, SR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AKCAB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Unit 1736 of Resubdivision of Lot No. 19A, Hillmont Drive Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 8400, Page 975, as amended in Public Records of Davidson County, Tennessee, and any amendments thereto, together with its undivided share in the common elements.

Being the same property conveyed to Robert F. Doyle, Sr. and wife, as tenants by the entirety by Warranty Deed from O. H. Mason and wife, Dorothy Elizabeth Mason, dated July 27, 1991 and recorded July 31, 1991 in Book 8409, Page 89, Register's Office of Davidson County, Tennessee.

Further by Final Decree of record in Book 9195, Page 19 recorded December 21, 1993 wherein property was vested in the husband, Robert Freeman Doyle, Sr., and divested from the wife.

This conveyance is subject to:
- Taxes for the year 2024 a lien, due and payable but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for Hillmont Drive Condominium , recorded at Instrument No. Book 8400, Page 975, Book 8406, page 571, Book 8412, Page 881, Book 8412, Page 882, Book 8568, Page 964 and Instrument No. 20170213-0014688, in the Register's Office of Davidson County, Tennessee, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
- Bylaws of the Hillmont Drive condominiums as Exhibit B of the Master Deed in Book 8400, page 975, and amendment in Book 8412, Page 881, and Book 8568, Page 964, said Register's Office.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1736 Hillmont Drive, Nashville, Tennessee 37215**.

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 13th DAY OF NOVEMBER, 2024.

Robert F. Doyle, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. DOYLE, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2024.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212