Karen Johnson Davidson County
Batch# 1207583 DEEDWARR
11/21/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $6,549.00
20241121-0091039

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louise S. Dillard	New Owner	
(NAME)	(NAME)	
1811 Blair Blvd.		104-16-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MICHAEL HULL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUISE S. DILLARD, WIDOW**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 132, the Westerly 30.0 feet of Lot No. 133 and part of Lot No. 131 on the Revised Map of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

Said Lots and part of said Lot front together 183.0 feet on the South side of Blair Boulevard and run back between parallel lines 170.0 feet to an alley.

Included in the above description but expressly Excluded from this conveyance is that portion of the property conveyed to William H. Stevenson and spouse, Mildred Smith Stevenson, by deed from William R. Smith, Sr. and spouse, Burcie I. Smith, of record in Book 1645, page 27, and Book 1764, page 569, said Register's Office. By deed of record in Book 2547, page 49, said Register's Office, the said William H. Stevenson and spouse Mildred Smith Stevenson conveyed subject property to William R. Smith, Sr. and spouse Burcie I. Smith. By deed of record in Book 4767, page 409, said Register's Office, the said Burcie I. Smith, a widow, conveyed subject property to Charles R. Kare. Said property is described as follows:

Beginning on the Southerly margin of Blair Boulevard at the Northeast corner of Lot No. 130 on said plan; thence with the line between said Lots Nos. 130 and 131. Southwardly 170.0 feet to an alley, being the Southeast corner of said Lot No. 130; thence with the Northerly margin of said alley, Eastwardly 65.0 feet to a point 38.0 feet Westwardly from the Southwest corner of Lot No. 132 on said plan; thence Northwardly parallel to the West line of said Lot No. 132, 125.15 feet to an iron pin; thence Northwestwardly 45.0 feet to the Southerly margin of said Boulevard; thence with the same Westwardly 60.0 feet to the beginning.

Being the same property conveyed to Ruth A. Hillis, unmarried by Warranty Deed from K.W.I., Inc., a Tennessee corporation of record in Book 10663, page 876, Register's Office for Davidson County, Tennessee, dated October 28, 1997 and recorded on October 30, 1997.

Being the same property conveyed to Michael Hull by Warranty Deed from Ruth A. Hillis of record in Instrument No. 20240621-0046624 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 21, 2024.

JW2024-799

This property was not the marital residence of the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1811 Blair Blvd., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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 this 21st day of November, 2024

MICHAEL HULL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

JW2024-799

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 November 21, 2024.

Signature
Date: November 21, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21st day of November, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025