39B

WARRANTY DEED

File #24-285

Karen Johnson
Batch # 1213598
12/10/2024 08 09 48 AM
Fees $13 00 Taxes $2,534 50

Davidson County
DEEDWARR
2 pgs

20241210-0095609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2024

Notary Public

MY COMMISSION EXPIRES 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Deborah Bray	Studio Bank	142-15-0B-009 00-CO
(NAME)	(NAME)	
115 Belle Glen Drive	124 12th Ave S, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(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, I, **Laura Hill, widowed** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Bray, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Belle Wood Glen of record in Plat Book 6900, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Yanok and Laura Hill, husband and wife by Warranty Deed from Linda Kay Rice Newcomb, as Administratrix of the Estate of William M Rice, Probate Case No. 19P-1024 in the Probate Court for Davidson County, Tennessee and Linda Kay Rice Newcomb, Individually Patricia Ann Rice Dennis, Robert Lee Rice, Jr, Sandra Gail Rice, heirs at law of record in Instrument No. 20200331-0034305 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on March 31, 2020. George Yanok having since died on April 29, 2022, vesting title to the subject property solely in Laura Hill, as surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 115 Belle Glen Drive, Nashville, TN 37221

(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 9th day of December, 2024

Laura K. Hill
Laura Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of December, 2024, before me personally appeared Laura Hill, 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, at office, this 9th day of December, 2024

Notary Signature
My commission expires 1/26/25



RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027