THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38438-11-2024** Karen Johnson Davidson County Batch# 1218877 DEEDWARR 12/26/2024 09:10:30 AM 4 pgs Fees: $23.00 Taxes: $5,240.50 20241226-0099424	STATE OF TENNESSEE, COUNTY OF **Montgomery;** The actual consideration or value, whichever is greater, for this transfer is: $1,416,351.00. Affiant Subscribed and sworn to before me this 23 day of December, 2024. Notary Public My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Henry Hildebrand, Dana McGarty Hildebrand 205 Mockingbird Road Nashvile, TN 37205	**Send Tax Bills To:** **Legacy Home Loans, LLC** **DBA Steadfast Mortgage** **408 Highway 76** **White House, TN, 37188**	**Tax Information:** Map and Parcel No.: 10312014400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kendall McGiffert Hagood, Trustee of the 205 Mockingbird Road Trust dated June 7, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Hildebrand and Dana McGarty Hildebrand, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 205 Mockingbird Road, Nashvile, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19 day of December, 2024.

Kendall McGiffert Hagood, Trustee of the
205 Mockingbird Trust dated June 7, 2022

STATE OF ALABAMA

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kendall McGiffert Hagood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the 205 Mockingbird Trust dated June 7, 2022, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2024.

Notary Public

My Commission Expires: 9/15/2026

MARTINA D. CORPRUE NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Sept. 15, 2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Plan of Cherokee Park, of record in Plat Book 547, pages 169-170, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to 3704 Whitland Ave., LLC, a Tennessee Limited Liability Company, by deed dated June 7, 2021 from Matthew William Kimball, unmarried, of record in Instrument No. 20210611-0079195, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kendall McGiffert Hagood, Trustee of the 205 Mockingbird Road Trust dated June 7, 2022 by Quitclaim deed dated June 7, 2022 from 3704 Whitland Ave., LLC, a Tennessee limited liability company, of record in Instrument No. 20220623-0071858, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 10312014400.
2. All matters appearing on the Plan of record as Book 547, page 169-170, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 December 19, 2024

Affiant Signature

12/23/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 23, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202412260099424