THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8155-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2024 Notary Public MY COMMISSION EXPIRES 7-7-25 (AFFIX SEAL)

Karen Johnson
Batch # 1222871
01/02/2025 03 05 29 PM
Fees $13 00 Taxes $739 63
20250102-0000361

Davidson County
DEEDWARR
2 pgs

S. A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/07/2025
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph W. Greathouse	~~owner~~ SAME AS NEW OWNER	
3600 Dee Oguin Road		140-00-0-052.00
Pleasantview, TN 37033		
(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, WE, **Todd Hilliard and Linda Hilliard, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Greathouse, Married**

HEREINAFTER CALLED THE GRANTEE, HIS 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 described according to a survey by J. Bruce Ramey, Surveyor #823, dated July 25, 1995, known as job # 950094, more particularly described as follows

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point being the northeast corner of Tract 4 of the Heath Property, division not of record, and also being in the line Tract 21 of said Heath Property, division not of record, thence, leaving the line of Tract 21 and with the northerly line of Tract 4 of said division, North 87°, 00', 00", West 629 63' to an iron pin; thence, leaving the line of Tract 4 and with the northerly line of Tract 3 of the said Heath Property, division not of record, and continuing North 87°, 00', 00", West 590.00' to an iron pin, thence, leaving the northwest corner of Tract 3 and with the line of the Westinghouse Credit Property of record in Book 8230, Page 001, R O D C , TN; North 03°, 00', 00", East 210 00' to an iron pin, thence, leaving the Westinghouse Credit Property and with the southerly line of Tract 6 of the Heath Property, division not of record, South 87', 00', 00", East 1331 49' to an iron pin set in the center of the aforesaid 50' joint use ingress, egress and public utility easement; thence, with the center of said easement and with the westerly line of said Tract 21 of the Heath Property division, South 31°, 02', 32", West 237 93' to the point of beginning, containing 6 15 acres, more of less

Included in the above described tract is that portion of a 50' joint use ingress, egress and public utility easement and an additional 15' public utility easement which lies immediately adjacent to and west of the said 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Todd Hilliard and Linda Hilliard, husband and wife by Warranty Deed from Farhad Davachi, dated September 14, 2023 and recorded September 15, 2023 in Instrument No 20230915-0072378, Register's Office of Davidson County, Tennessee.

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.

This is unimproved property known as **8696 Poplar Creek Rd, Nashville, TN 37221**

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, his heirs and assigns forever, and we do covenant with the said GRANTEE 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, his 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 our hands this the 31st day of DECEMBER, 2024.

Todd Hilliard

Linda Hilliard

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 **Todd Hilliard and Linda Hillaird,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of DECEMBER, 2024

My Commission expires. 11-8-27

Notary Public

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-1R-24-8696