STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th 12th day of February, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G25-22542

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2027

Karen Johnson Davidson County
Batch# 1236834 DEEDWARR
02/13/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20250213-0011038

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robin S. Shah and Kathryn L. Shah (NAME)	**NEW OWNER** (NAME)	084 05 0 029.00
2616 Tiffany Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dustin M. Hillis and Kyah A. Hillis, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin S. Shah and Kathryn L. Shah, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, Final Plat of the Resubdivision of Tiffany Terrace, Lot 18 and Reserved Parcel, according to plat of survey of same appearing of record as Instrument No. 20161207-0128504, previous shown as Lot No. 18, and reserved parcel in Book 2854, Page 59, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Dustin Hillis and wife, Kyan Hillis by Warranty Deed from Theresa E. Maffei and husband, Ronald Maffei, dated October 7, 2013 and recorded October 21, 2013, of record in Instrument No. 20131021-0109815, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Dustin Hillis and wife, Kyan Hillis Trustees Hillis Family Revocable Living Trust Agreement dated February 15, 2018 by Quitclaim Deed from Dustin Hillis and wife, Kyan Hillis dated February 15, 2018 and recorded February 26, 2018, of record in Instrument No. 20180226-0017821, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dustin M. Hills and Kyah A. Hillis, husband and wife by Quitclaim Deed from The Hillis Family Revocable Living Trust Agreement dated February 15, 2018, Dustin M. Hillis and Kyah A. Hillis, trustees, dated November 30, 2022 and recorded December 1, 2022, of record in Instrument No. 20221201-0125958, Register's Office of Davidson County, Tennessee, and as corrected in Instrument No. 20250213001037, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2616 Tiffany Dr, Nashville, TN 37206.

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. Whenever 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 11th day of February, 2025.

Dustin M. Hillis

Kyah A. Hillis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2025, before me personally appeared Dustin M. Hillis and Kyah A. Hillis, 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 11th day of February, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Feb. 11, 2025** (date of document).

Affiant Signature

Feb. 13, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13** day of **February**, 2**025**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD