THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149807** Karen Johnson Davidson County Batch# 1237576 DEEDWARR 02/13/2025 02:58:30 PM 3 pgs Fees: $18.00 Taxes: $1,369.00 20250213-0011130	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2025. Notary Public My Commission Expires: 11/15/2028

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Jo-Ann Hutchison Hill 1736 Stone Hollow Court Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No. 064 16 0D 044.00

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, **Nina Martin, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jo-Ann Hutchison Hill, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being Lot No. 229 on the Plan of SECTION ONE, TRUXTON PARK, as shown by plat of record in Plat Instrument #20001026-0106272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nina Martin, an unmarried woman, by Warranty Deed from Anthony P. Williams, of record in Instrument No. 20170505-0044706, in the Register's Office of Davidson County, Tennessee, dated May 04, 2017 and recorded on May 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TRUXTON PARK, as recorded in Instrument No. 20001026-0106272.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001011-0100896.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001030-0107559, as Supplemented in Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597 and Re-recorded in Instrument No. 20020718-0086907.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001208-0121300.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000824-0083612.

Charter for Truxton Park Homeowners Association, Inc., recorded as Instrument No. 20001101-0108603.

Bylaws for Truxton Park Homeowners Association, Inc., recorded as Instrument No. 20001101-0108604.

Common Open Space Deed recorded as Instrument No. 20050311-0027268.

This is improved property located at 1736 Stone Hollow Court Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of February, 2025.

Nina C. Martin

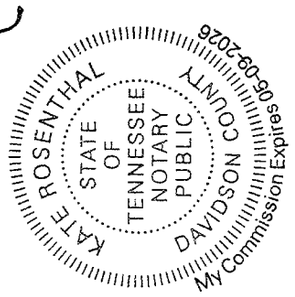
Nina Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nina Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/25.

Affiant Signature – Joshua A. Terry

2/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/13/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27