# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1241842 DEEDWARR
02/27/2025 11 01 15 AM 2 pgs
Fees $13 00 Taxes $8,695 00

20250227-0014623

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2025

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 07/03/2028 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MST 2025-0088

**THIS INSTRUMENT WAS PREPARED BY:**

James T Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph C Hill and wife, Lisa G Hill | Same As New Owner | 131-16-0A-002 00-CO |
| (NAME) | (NAME) | |
| 1152 Sewanee Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | , | |
| (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, **Counts Holdings, LLC, an Arkansas Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph C. Hill and wife, Lisa G. Hill,** 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, Unit B as shown on the Plan attached to the of Homes at 1150 and 1152 Sewanee Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210824-0114134, 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 Counts Holdings, LLC, an Arkansas Limited Liability Company by Warranty Deed from Eugenia Lee Lockwood, Unmarried of record in Instrument No. 20230825-0066515 Register's Office for Davidson County, Tennessee, dated August 18, 2023 and recorded on August 25, 2023.**

**Subject to:** 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2024, a lien due and payable, but not delinquent Subject to all matters shown on the Plan of record in Plat Book 6250, Page 28 (including restrictions set forth on said plat) and Instrument No 20210728-0101371, Plat Book 5190, page 697, Register's Office for Davidson County, Tennessee Subject to all matters as shown on the Plat for Homes at 1150 & 1152 Sewanee Road, being Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1150 and 1152 Sewanee Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No 20210824-0114134, Register's Office for Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210824-0114134 and Instrument No 20230817-0064410, Register's Office for Davidson County, Tennessee Charter of record in Instrument Number 20230807-0061183, in the Register's Office for Davidson County, Tennessee Easement for Water and Sewage of record in Book 6229, Page 711, in the Register's Office for Davidson County, Tennessee Declaration of Restriction and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20241002-0076556, in the Register's Office for Davidson County, Tennessee

This property, known as 1152 Sewanee Road, Nashville, TN 37220
(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/our hand(s) this 21st DAY OF Feb, 2025

Counts Holdings, LLC, an Arkansas Limited Liability Company

BY _____
Brett Counts
Member

BY _____
Cherrilyn Counts
Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Brett Counts and Cherrilyn Counts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves as Members of Counts Holdings, LLC, a Arkansas limited liability company, the within named bargainor, a Arkansas limited liability company, and that Brett Counts and Cherrilyn Counts, as Members being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, themselves, as Members of said limited liability company.

Witness my hand and official seal at office, this 21st day of February, 2025

_____
Notary Public
My commission expires: 8-12-2028
(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY