WARRANTY DEED

Karen Johnson
Batch # 1242780
03/04/2025 10 00 23 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250304-0016016

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000 00

Kristen Hill
Affiant

Subscribed and sworn to me on February 27, 2025

NOTARY PUBLIC

My Commission Expires 1/11/26

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(William H. Ball, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37160

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BHHS-25-1203

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #:
Colin Hill and Kristen Hill 1203 Chapel Ave. Nashville, TN 37206	NEW OWNER	083-02-0-353.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth A. Tondreau and Kim A. Bodsford, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Colin Hill and Kristen Hill, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 3 on the Plan of J.J Pryors Subdivision, Re-Subdivision of Lot 1, 2, and 3, of record in Instrument No 20100506-0034371, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Elizabeth A Tondreau and Kim A. Bodsford, wife and husband, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No 20101103-0088171, Register's Office for Davidson County, Tennessee, dated November 2, 2010 and recorded November 3, 2010

The conveyance of the above-described parcel of land is subject to the following. (i) 2025 Davidson County property taxes and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

1203 Chapel Avenue, Nashville, TN 37206

(House Number) (Street) (City or Town) (State) (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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 26 day of February, 2025.

Elizabeth A Tondreau

Kim A Bodsford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Elizabeth A. Tondreau and Kim A Bodsford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 26 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 11/11/2025

CAROLINE L CURRAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2025