Karen Johnson Davidson County
Batch# 1248024 DEEDWARR
03/19/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250319-0019697

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250250030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2025. Notary Public My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/14/25
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Servelio Ayala 3178 Robwood Dr Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 15 0 186.00

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, **Craig Hildreth, a married man and Dean Hildreth, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Servelio Ayala, married man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 453, as shown on the map entitled SECTION THREE, PARKWOOD ESTATES, of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Craig Hildreth and Dean Hildreth, Joint Tenants, by Warranty Deed from Marco A. Hernandez, unmarried, of record in Instrument No. 20210201-0013757, in the Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

Lauren Hildreth joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Craig Hildreth.

Dean Hildreth warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

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 THREE, PARKWOOD ESTATES, as recorded in Plat Book 3300, Page(s) 31. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3313, Page 402 and Book 3616, Page 269.

This is improved property located at 3178 Robwood Dr Nashville TN 37207

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 13 day of March, 2025.

Craig Hildreth

Lauren Hildreth

Dean Hildreth

STATE OF Massachusetts
COUNTY OF Plymouth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Hildreth, Lauren Hildreth, and Dean Hildreth, 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 13 day of March, 2025.

Notary Public

My Commission Expires: 2/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Certificate of Authenticity

I, Alicia Hamilton, 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

3/13/25.
Date

Affiant Signature

3/14/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON