WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254998 DEEDWARR
04/02/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250402-0024898

File #25-TC-1109-O

(SEAL)
BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Hill and John MacDonald	**UBS Bank USA**	
(NAME) **1109 West Grove Avenue**	(NAME) **95 State Street, Suite 2200**	**105 09 0 176.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Salt Lake City, UT 84111**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELOISE CLAIRE PARKER, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RACHEL HILL, A SINGLE WOMAN AND JOHN MACDONALD, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of A.B. HILL'S SUBDIVISION OF THE PLANT LANDS, of record in Plat Book 332, Page 65 (erroneously stated page 54 in previous deed but corrected by Scrivener's Affidavit of record in Instrument No. 20120210-0012043), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Eloise Claire Parker, by Warranty Deed from Wade Lane, LLC, of record in Instrument No. 20210309-0030717, in the Register's Office of Davidson County, Tennessee, dated March 05, 2021, and recorded on March 09, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.B. HILL'S SUBDIVISION OF THE PLANT LANDS, as recorded in Plat Book 332, Page(s) 65.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **ELOISE CLAIRE PARKER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202504020024896__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1109 West Grove Avenue, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th day of March, 2025.

Eloise Claire Parker By Loy Carney, Attorney In Fact

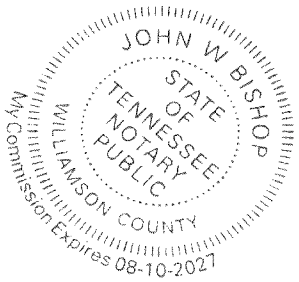
Eloise Claire Parker by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELOISE CLAIRE PARKER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELOISE CLAIRE PARKER**.

Witness my hand and official seal this **28th** day of **March, 2025.**

Notary Signature
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 3/28/25.

AFFIANT

DATE: 4/2/2025

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 2 day of April, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027