Karen Johnson Davidson County
Batch# 1257709 DEEDWARR
04/11/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250411-0026967

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: MAR 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

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

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

File #25-TC-1403-P

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)
Veronica Hicks	NEWFI LENDING	
(NAME)	(NAME)	**105 13 0 062.00**
1403 ASHWOOD AVENUE	2100 POWELL ST, STE 730	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	EMERYVILLE, CA 94608	
(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,

JARED HILL AND MOLLY KENNEDY, HUSBAND AND WIFE,

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

VERONICA HICKS,

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 the Easterly half of Lot No. 38, as shown on the map entitled Plan of BELMONT LAND CO'S PLAN, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, said Easterly half of Lot No. 38 fronts 50 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jared Hill and Molly Kennedy, husband and wife by Warranty Deed from Andrew M. Stone and Kathryn Clark Stone, husband and wife, of record in Instrument No. 20190830-0087635, in the Register's Office of Davidson County, Tennessee, dated August 28, 2019 and recorded on August 30, 2019.

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 Belmont Land Co's Plan, as recorded in Plat Book 421, Page(s) 34.
* 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 **JARED HILL** as Attorney-in-Fact for **MOLLY KENNEDY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250411002696 6, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1403 Ashwood Avenue, Nashville, TN 37212.

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.

Jared Hill

MOLLY KENNEDY BY
Molly Kennedy by Jared Hill, her Attorney-In-Fact
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, **JARED HILL**, 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 **MOLLY KENNEDY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MOLLY KENNEDY**.

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

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2025, before me personally appeared Jared Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 27. 2025.

Affiant Signature

9th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

