THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** Karen Johnson Davidson County Batch# 1259901 DEEDWARR 04/14/2025 03:15:30 PM 3 pgs Fees: $18.00 Taxes: $814.00 20250414-0028257	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $220,000.00. Affiant Subscribed and sworn to before me on this 11th day of April 2025. Notary Public My Commission Expires: 5-16-2026

Mary Beth Hagan
State Of Tennessee
Notary Public
Rutherford County

WARRANTY DEED

ADDRESS OF NEW OWNERS:
LifeLine Development, LLC
718 Thompson Lane Ste 108-132
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP PARCEL NO.
050 06 0 099.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Shaka Anton Hill**, (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Lifeline Development, LLC** (hereinafter "Grantees") its successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Rutherford County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being more fully described as follows:

Being Lot No. 10 on the Plan of Northbrook Subdivision, Phase Two, Final Plat, of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shaka Hill, by Quit Claim Deed dated November 26, 2024 and recorded December 20, 2024 from Latisha Lyle, of record in Instrument No. 20241210-0095614, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 3837 Northbrook Dr, Nashville, TN 37207.

The 2025 Rutherford County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 11th day of April, 2025.

Shaka Anton Hill

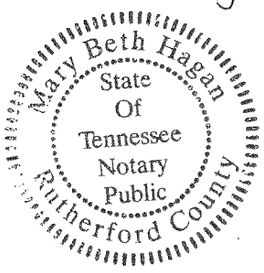
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shaka Anton Hill, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 5-16-2026



Certificate of Authenticity

I, Shannon Gilbert, 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 April 11, 2025.

Date

Shannon Gilbert

Affiant Signature

4/11/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of April, 2025.

Jordan Sellers

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY