Karen Johnson Davidson County
Batch# 1262131 DEEDWARR
04/21/2025 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20250421-0029711

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 368,000.00.

Affiant

MAMIE L. TRAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES OCTOBER 4 2025

Subscribed and Sworn before me this 16 day of April , 2025.

Notary Public
My commission expires:
10/04/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Christopher Bassett and Hui Bassett 1328 Crown Point Place, Nashville, TN 37211	New Owner	161-06-0A-181-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marcus A. Hill and Lauren A. Hill, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher Bassett and wife, Hui Bassett, "**the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 181 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit ""A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709 0070601, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marcus A. Hill and Lauren A. Hill, husband and wife, by Warranty Deed from Dr. Mary Brann, Successor Trustee of The Mary Louise Walden Revocable Trust U/A/D January 13, 2011, dated January 18, 2018 and recorded on January 24, 2018 in Instrument Number 20180124-0007321, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, Restrictions and Easements establishing Oakhill Townhomes of record in Instrument Number 20070614-0071397, as supplemented by First Supplemental Declaration in Instrument Number 20080325-0030014, and as supplemented by Second Supplemental Declaration in Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Deed conveying the open space/common area to Oakhill Townhomes Homeowner's Association, Inc. of record in Instrument Number 20080909-0092190,, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is [X] improved [ ] unimproved property known as 1328 Crown Point Place, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 16th day of April, 2025.

Marcus A. Hill

Lauren A. Hill

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 16th day of April, 2025, before me personally appeared Marcus A Hill and Lauren A 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 16th day of April, 2025.

Notary Signature
My commission expires:

My Commission Expires
October 4, 2025

MAMIE L. TRAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES OCTOBER 4 2025

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 04/16/2025 (date of document).

Jami K Averwater

Affiant Signature

04/18/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD