RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29607-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265363 DEEDWARR
04/28/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20250428-0032501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Kenneth Hone 2051 Village Park Circle Nashville, TN 37076	Same address as new owner	044-15-0E-047-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THREE THOUSAND AND 00/100 Dollars ($393,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT L. MCDONALD, JR., UNMARRIED AND MALLORY SHULTS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NEIL KENNETH HONE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 47 on the Plan of the Final Plat of Village Green, Phase 3B, Revision, of record in Instrument Number 20190723-0071997, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Robert L. McDonald, Jr., an unmarried man and Mallory Shults, an unmarried woman, as joint tenants with rights of survivorship, from Village Green of Old Hickory, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 12, 2020, and recorded June 15, 2020, in 20200615-0060865, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2051 Village Park Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of April, 2025

GRANTOR(S)

Robert L. McDonald, Jr.

Mallory Shults

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Robert L. McDonald, Jr. and Mallory Shults, 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 and seal, this the 25th day of April, 2025.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 25, 25 (date of document).

April 28, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 28, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal