WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1273963 DEEDWARR
05/16/2025 07:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250516-0038509

File #25-PA-1411-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-21-2027

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)
Meredith Hildreth and Dorothy Hildreth	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**083 13 0D 001.00**
21 Waters Avenue	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**White House, TN 37188**	
(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,

SUZANNE ELIZABETH YODER, A SINGLE PERSON,

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

MEREDITH HILDRETH AND DOROTHY HILDRETH, SPOUSES MARRIED TO EACH OTHER,

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 Unit No. A of LILLIAN TOWNHOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for LILLIAN TOWNHOMES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0123775, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of LILLIAN TOWNHOMES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123775, and Bylaws appended thereto as Exhibit "C" said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Suzanne Elizabeth Yoder, a single woman, by Warranty Deed from Nathan Daniel Rock and Timothy Michael Swain, Married, of record in Instrument No. 20210427-0055908, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 27, 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 LINDSLEY HOME PLACE, as recorded in Plat Book 2, Page 92.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081231-0123775.

*Metropolitan Nashville Planning Department recorded in Instrument No. 20081126-0116095.
* 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* ***SUZANNE ELIZABETH YODER,*** *which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202505160038508 *, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1411 A Lillian Street, Nashville, TN 37206**.

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 15th day of May, 2025.

Suzanne Elizabeth Yoder by Loy Carney, 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 **SUZANNE ELIZABETH YODER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SUZANNE ELIZABETH YODER**.

Witness my hand and official seal this **15th** day of **May, 2025**.

Notary Signature
My Commission Expires: _____

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of May, 2025.

Affiant Signature

Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

