WARRANTY DEED

Karen Johnson Davidson County
Batch # 1274594 DEEDWARR
05/19/2025 02 25 15 PM 2 pgs
Fees $13 00 Taxes $1,609 50

20250519-0039349

Y-BRE-25-117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Brian Hilgert	**Same as New Owner**	
(NAME) **117 Gordon Terrace**	(NAME)	**071-04-0-002 00**
(ADDRESS) **Nashville, TN 37207-4533**	(ADDRESS)	
(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, **MAXWELL D. EMERY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN HILGERT, UNMARRIED MAN,** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit Being part of the Easterly 40 feet of Lot No 23 and the Westerly 40 feet of Lot No 25 on the plat of John L Gordon and wife subdivision, as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee

According to a copy of a survey thereof by Loyd Scobey, Jr , Engineer, December 31, 1947, said parts of said lots adjoin and front together 80 feet on the Northerly side of Gordon Terrace and run back between lines, 254 2 feet on the Westerly line and 257 3 feet on the Easterly line to a dead line in the rear, measuring 80 feet therein

Being the same property conveyed to Maxwell D Emery, a single man by Warranty Deed from Kelda S Rhodes Slater, married of record in Instrument No. 20150522-0047559 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 22, 2015

This conveyance is subject to
- All matters shown on the Plan of record in Book 843, page 61, said Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **117 Gordon Terrace, Nashville, Tennessee 37207-4533**

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

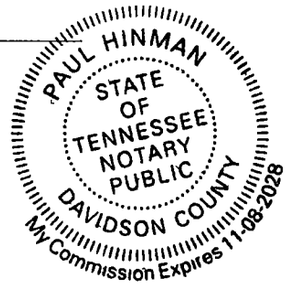
Maxwell D Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAXWELL D EMERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212