WARRANTY DEED

Karen Johnson Davidson County
Batch # 1274601 DEEDWARR
05/19/2025 02 33 50 PM 2 pgs
Fees $13 00 Taxes $647 50

20250519-0039358

DM-EH-25-222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Nashville Rental Houses, LLC	**New Owner**	
(NAME)	(NAME)	**052-01-0-167 00**
4303B Dale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **HILLIER PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE RENTAL HOUSES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot 5, Block "G", Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Bobby Joe Knight Trustor by Warranty Deed from Thaxton Hale, Jr, and wife Ruby Jean Hale of record in Book 10843, page 758, Register's Office for Davidson County, Tennessee, dated March 16, 1998 and recorded on March 18, 1998, and Scrivener's Affidavit of recorded on March 27, 2013, of recorded in Instrument No 20130327-0030263

Being the same property conveyed to Teresa Lynn Hillier by Trustee's Quitclaim Deed from Teresa Lynn Hillier, Successor Trustee of The Bobby Joe Knight Revocable Living Trust (U/A/D October 30, 2007) of record in Instrument No 20131220-0128839 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 20, 2013

Being the same property conveyed to Hillier Property Management, LLC by Quitclaim Deed from Teresa Lynn Hillier of record in Instrument No 20140922-0086593 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 22, 2014

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **222 Neely's Bend Road, Madison, Tennessee 37115**

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 12th DAY OF MAY, 2025

Hillier Property Management, LLC

BY Teresa Hillier

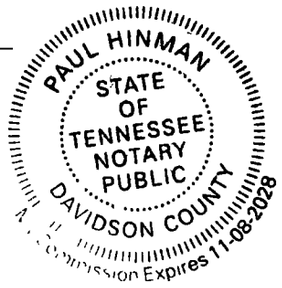
Teresa Hillier
Sole Member / Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA HILLIER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER / MANAGER of HILLIER PROPERTY MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER / MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)



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