This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6143-LV

Karen Johnson Davidson County
Batch# 1285139 DEEDWARR
06/17/2025 09:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,783.40
20250617-0047362

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $482,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2025.

Notary Public
My Commission Expires: _____

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sebastian Lilly and Breanna Lilly 1816 15th Ave N Nashville, TN 37208	New Owner 1816 15th Ave N Nashville, TN 37208	081 07 0 270.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Khrystopher Hatch, unmarried (individually and/or collectively, "Grantor"), transfer and convey unto Sebastian Lilly and Breanna Lilly, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 and the Northerly 16-2/3 feet of Lot No. 15 on the Map of MENEE'S SUBDIVISION OF LOT NO. 8 OF THE THOMAS WOODARDS SUBDIVISION, as of record in Plat Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 and portion of Lot No. 15, front together 66-2/3 feet on the Easterly side of the 15th Avenue North, formerly Hutchison Avenue and runs back 119.1 feet, more or less, on the Northerly line, and 116.4 feet, more or less, on Southerly line to an alley in the rear.

Being the same property conveyed to Khrystopher Hatch, unmarried, by Warranty Deed from Sage William DeLisser, unmarried, of record in Instrument No. 20220323-0033516, in the Register's Office of Davidson County, Tennessee, dated March 10, 2022 and recorded on March 23, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20220929-0107404, Register's Office of Davidson County, Tennessee.

This is improved property located at: **1816 15th Avenue North, Nashville, TN 37208.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2025.

GRANTOR:

Khrystopher Hatch

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Khrystopher Hatch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2025.

SEE ATTACHED
CA ACK

Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 13 2025 before me, Daniel Peter Stein Notary Public
(insert name and title of the officer)

personally appeared Khrystopher Hatch,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

DANIEL PETER STEIN
Notary Public - California
Los Angeles County
Commission # 2364116
My Comm. Expires Jul 5, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 16th, 2025

Affiant Signature

06/16/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16th day of June, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY