RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch # 1290742 **DEEDWARR** 06/27/2025 09 47 16 AM 2 pgs Fees $13 00 Taxes $3,885 00 20250627-0050739	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/10/2025** Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

WARRANTY DEED

This Instrument Prepared by and Return To

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5106

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Blain M. Hill and Grace A. Hill	New owner	**064-02-0-057.00**
316 Rising Sun Lane **Old Hickory, TN 37138**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emily Suzanne Bartlett, a single woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blain M. Hill and Grace A. Hill, husband and wife, as joint tenants,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 231 on the Plan of Brandywine Farms, Section 13 (Revised) of record in Plat Book 4660, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Suzanne Bartlett, a single woman by Warranty Deed dated December 23, 2020 from James Landon Dunaway and wife, Frances Elizabeth

Dunaway, recorded December 29, 2020, in Instrument Number 20201229-0153965, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **316 Rising Sun Lane, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 10th day of **June, 2025.**

Emily S. Bartlett
Emily Suzanne Bartlett

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Emily Suzanne Bartlett,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th day of **June, 2025.**

NOTARY PUBLIC

My Commission Expires: 10/18/2028

BRYAN M HYRE
NOTARY
PUBLIC
ANNE ARUNDEL COUNTY, MD