WARRANTY DEED

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

DM-BR-25-4800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

Dawn Martin
Affiant

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

S Chapel Drummond
Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

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)
Grant Shacklett and Morgan Greene	**New Owner**	
(NAME)	(NAME)	**091-11-2E-001 00-CO**
4800 Illinois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **PAUL CHRISTOPHER HINMAN AND BROOKE ASHLEE HINMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT SHACKLETT, SINGLE, AND MORGAN GREENE, SINGLE,** 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 situated in Davidson County, Tennessee, being Unit A as established in Declaration of Covenants, Conditions and Restrictions for Fortyeighthundred Illinois Avenue, a horizontal property regime with private elements, of record at Instrument No 20220218-0019295, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being a Portion of the property conveyed to Paul Christopher Hinman and Brooke Ashlee Hinman, husband and wife by Warranty Deed from Mark A Hayes and wife, Dawn Michelle Hayes of record in Instrument No 20111028-0084064 Register's Office for Davidson County, Tennessee, dated October 24, 2011 and recorded on October 28, 2011

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 57, Page (s) 74 and 75, Register's Office for Davidson County, Tennessee
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fortyeighthundred Illinois Avenue of record in Instrument Number 20220218-0019295, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20220308-0026036, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230915-0072363, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4800 Illinois Avenue, Nashville, Tennessee 37209**

Karen Johnson
Batch # 1298511
07/17/2025 02 59 46 PM
Fees $13 00 Taxes $2,090 50

Davidson County
DEEDWARR
2 pgs

20250717-0056571

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 JULY, 2025

Paul Christopher Hinman

Brooke Ashlee Hinman

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL CHRISTOPHER HINMAN, 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 July, 2025

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOKE ASHLEE HINMAN, 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 July, 2025

Notary Public
My Commission Expires _____
(SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

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