WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

B-ELAM-25-2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(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)
Anthony Micetich and Jacquelyn Micetich	same as new owner	
(NAME)	(NAME)	**104 16 0 110 00**
2004 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **BRADLEY MICHAEL HILL AND ELISA LYNNE HILL, TRUSTEES OF THE HILL REVOCABLE LIVING TRUST, DATED FEBRUARY 6, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY MICETICH AND WIFE, JACQUELYN MICETICH,** 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 Easterly 60 feet of Lot No 81 on the REVISED PLAN OF GEORGE W BLAIR'S SUBDIVISION OF BELMONT HEIGHTS of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said part of Lot No 81 fronts 60 0 feet on the Northerly side of Linden Avenue and runs back between parallel lines 175 0 feet to an alley

Being the same property conveyed to Bradley Michael Hill and Elisa Lynne Hill, Trustees of The Hill Revocable Living Trust, dated February 6, 2014, by Warranty Deed from Janene D Mann, unmarried, of record in Instrument No 20190619-0059222, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on June 19, 2019

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO W BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No 20150416-0033652
- Subject to Urban Zoning Overlay of record as Metro Ordinance No BL2000-364, made applicable by Ordinance No BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee
- Subject to Conservation Zoning as made applicable by Bill No BL-2005-556, Metro Clerk's Office for Davidson County, Tennessee with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2004 Linden Avenue, Nashville, Tennessee 37212**

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

Karen Johnson Davidson County
Batch # 1300163 **DEEDWARR**
07/21/2025 01 23 40 PM 2 pgs
Fees $13 00 Taxes $6,105 00

20250721-0057331

Witness my/our hand(s) this the 18 DAY OF JULY, 2025

The Hill Revocable Living Trust, dated February 6, 2014

BY: _____
Bradley Michael Hill
Trustee

BY Elisa Hill
Elisa Lynne Hill
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY MICHAEL HILL, TRUSTEE of THE HILL REVOCABLE LIVING TRUST, DATED FEBRUARY 6, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 18th of July, 2025.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISA LYNNE HILL, TRUSTEE of THE HILL REVOCABLE LIVING TRUST, DATED FEBRUARY 6, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of July, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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