THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8639-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2025. Notary Public MY COMMISSION EXPIRES: 9/13/2028 (AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carie Garcia Hilger and Jeffrey Thomas Hilger	NEW owners	
1609 DeFord Bailey Avenue		104-08-0C-005.00-CO
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Diana Partington, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cari Garcia Hilger and Jeffrey Thomas Hilger, wife and husband, and JSS Palm, LLC**

HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 5 on the Plan of Peabody Square Condominiums of record in Plat Book 6250, page 177, Register's office for said county as established by Master Deed of record in Book 6404, page 545, as amended in Book 6527, page 254, Book 6653, page 897, Book 6648, page 635, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Diana Partington, unmarried by Warranty Deed from Tamara L. Saviano and Paul D. Whitfield, wife and husband of record in Instrument No. 20160919-0098358 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1609 DeFord Bailey Avenue, Nashville, TN 37212**

Karen Johnson Davidson County
Batch# 1300728 DEEDWARR
07/22/2025 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20250722-0057904

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 15 day of July, 2025.

Diana Partington by Alicia Griffith, her attorney-in-fact

Diana Partington by Alicia Griffith, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alicia Griffith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Diana Partington** as her Attorney in Fact, as the free act and deed of the within named **Diana Partington.**

Witness my hand and official seal this the 15 day of July, 2025.

My Commission expires 11-8-27

Notary Public

JAMES A. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Exhibit A

Land in Davidson county Tennessee, being Unit No. 5 on the Plan of Peabody Square Condominium of record in Plat Book 6250, page 177, Register's office for said county as established by Master Deed of record in Book 6404, page 545, as amended in Book 6527, page 254, Book 6653, page 897, Book 6648, page 635, Registers Office for Davidson County, Tennessee.

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Certificate of Authenticity

I, Joshua A. Terry, 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 July 15 2025.

Affiant Signature – Joshua A. Terry

7/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/2025

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON