WARRANTY DEED

Karen Johnson
Batch # 1302840
07/28/2025 10 50 28 AM
Fees $13 00 Taxes $5,827 50

Davidson County
DEEDWARR
2 pgs

20250728-0059314

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,575,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S).
Walker Holding Group, LLC	Walker Holding Group, LLC	60-15-36
(NAME)	(NAME)	
2617 Locust Street	2617 Locust Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-4031	Nashville, TN 37207-4031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20250903

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/we, **John Douglas Hill**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Walker Holding Group, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows

Being Lot No 32 on the Plan of Jones & Hart's Subdivision, being of record in Plan Book 332, page 43, Register's Office for Davidson County, Tennessee, and described as follows

Said Lot No 32 fronts 200 feet on the easterly side of Hart Street and extends back eastwardly between parallel lines, 218 feet to an alley

BEING the same property conveyed to John Douglas Hill by Warranty Deed from Renwald Real Estate Trust Number One by and through Trustees William P Renwald and Thomas J Renwald, dated 06/10/2014 and filed of record in Inst No 20140717-0063391, Register's Office for Davidson County, Tennessee

Subject to a reservation of easement appearing of record in Book 8785, page 66, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 2615 Hart Street, Nashville, TN 37207
(House No) (Street) (P O Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of July, 2025

John Douglas Hill

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Douglas Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th of July, 2025

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY