Karen Johnson Davidson County
Batch# 1310991 DEEDWARR
08/15/2025 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $3,581.60
20250815-0065216

WARRANTY DEED

KAYLA TABOR
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $968,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason R. Hill	Same as new owner	117 01 0E 001.00
(NAME)	(NAME)	
103 Hanover Square		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judy Carole Johnson, an unmarried woman** (the "**Grantor**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Jason R. Hill as Trustee of the Jason R. Hill Trust** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 103 Hanover Square, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14 day of August, 2025.

GRANTOR:

Judy Carole Johnson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Judy Carole Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14 day of August, 2025.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain condominium apartment in Davidson County, Tennessee, being a portion of Lot No. 1 on the plan of REVISION #2 HANOVER SQUARE or record in Plat Book 5200, Page 134, and designated as unit 1-A on the CONDOMINIUM SITE PLAN SHOWING LOT #1 HANOVER SQUARE of record in Plat Book 5210, Page 146, both in the Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Judy Carole Johnson, by Warranty Deed from Ben H. Cantrell and spouse, Rose P. Cantrell, of record in Instrument No. 20100611-0045535, in the Register's Office of Davidson County, Tennessee, dated June 10, 2010 and recorded on June 11, 2010.

Certificate of Authenticity

I, J. Trent Lehman, 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 8/14/25.

Date

Affiant Signature

8/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of August, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

