WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $515,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/29/2025. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1327825 DEEDWARR
09/29/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250929-0077286

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 7391-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Rion Wells Development, LLC	Same	082-04-0-405.00
1300 Ascot LN		
Franklin TN 37064		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

G & Associates Consulting Group, LLC, a Tennessee Limited Liability Company, and Andramica Hilliman, an unmarried woman, reserves a life estate

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rion Wells Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 13 on the Plan of A.W. Hooker's Addition East Nashville of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodney Gilbert, married and Linda Gilbert, joint tenants with right of survivorship by Quitclaim deed from Rodney Gilbert, unmarried of record in Instrument No. 20220429-0049636 Register's Office for Davidson County, Tennessee, dated 9/15/2021 and recorded on 4/29/2022. Scriveners Affidavit of record in Instrument No. 20221020-0114405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andramica Hilliman, unmarried by Warranty deed from Rodney Gilbert, married and Linda Gilbert of record in Instrument No. 20240909-0069201 Register's Office for Davidson County, Tennessee, dated 9/3/2024 and recorded on 9/9/2024.

Being the same property conveyed to G & Associates Group LLC, Andramica Hilliman reserves a life estate by Quitclaim deed from Andramica Hilliman, unmarried of record in Instrument No. 20240930-0075257 Register's Office for Davidson County, Tennessee, dated 9/28/2024 and recorded on 9/30/2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 945 Seymour Avenue, Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 9/27/25, 2025.

G & Associates Consultant Group, LLC, a Tennessee Limited Liability Company

By: Rodney Gilbert
Rodney Gilbert, Sole Member

Andramica Hilliman
Andramica Hilliman

STATE OF Florida

COUNTY OF Pasco

Before me, the undersigned, an online Notary Public of said County and State, personally appeared, **by audio visual communication**, Rodney Gilbert, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of G & Associates Consulting Group LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

identified by a Tennessee driver's license

Witness my hand and official seal, this September 27th, 2025.

JACK W KOCH
Notary Public - State of Florida
Commission # HH583871
Expires on September 30, 2028

Jack W Koch
Notary Public

My Commission Expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, by **audio visual communication**, an online Notary Public of said County and State, Andramica Hilliman, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 26th, 2025.

Danisha Lynette Nunn
Notary Public

My Commission Expires: 01/19/2029

Danisha Lynette Nunn
ID NUMBER
132874969
COMMISSION EXPIRES
January 19, 2029

File #: 7391-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Electronically signed and notarized online using the Proof platform.

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 29th day of September, 2025

Dated 9/29/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of September, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL