Karen Johnson Davidson County
Batch# 1327857 DEEDWARR
09/29/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20250929-0077321

STATE OF ~~NORTH CAROLINA~~ Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/24/2028
(AFFIX SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH25-10164

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Kelly Hall 416 Hickory Glade Drive Antioch, TN 37013	Mark Kelly Hall	162-01-0A-027.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas R. Tillis, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Kelly Hall a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 27, on the Plan of Phase 1, Hickory Glade, of record in Plat Book 6250, Page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Tillis by Warranty Deed from Kelly W. Thomas of record in Instrument No. 20000912-0090431 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 12, 2000.

Susan Tillis, spouse of the Grantor, hereby joins in the execution of this instrument to convey and quit claim any interest she may have in the subject property. The subject property is neither the principal residence of the grantors herein, their spouses, not that of any of thier dependents.

Map/Parcel 162-01-0A-027.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 416 Hickory Glade Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 24th day of September, 2025

Thomas R. Tillis

Thomas R. Tillis

Susan Tillis

Susan Tillis

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas R. Tillis and Susan Tillis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mecklenburg, North Carolina, this 24th day of September 2025.

Notary Public
My Commission Expires: September 5, 2027

LATONYA S BRYANT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 05, 2027

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 9/26/2025 (date of document).

Affiant Signature

9/26/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY