BOX 10-A

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

WARRANTY DEED

Karen Johnson
Batch # 1352817
12/02/2025 11 54 25 AM
Fees $13 00 Taxes $2,275 50

Davidson County
DEEDWARR
2 pgs

20251202-0095432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Michael Todd Hill
Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2025

M. L Schodrosk
Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Michael Todd Hill	SAME AS OWNER	
1142 Crater Hill (ADDRESS)	(ADDRESS)	091-16-0-204 00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Virginia Armstrong, a widowed woman still unmarried,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Todd Hill, hereinafter called the Grantees, their heirs and assigns, that 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 102 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to James C Armstrong and wife, Virginia Armstrong by Warranty Deed from Peggy J O' Neal of record in Book 8693, Page 360, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on August 04, 1992

James C Armstrong having since died on or about November 17, 2020, leaving Virginia Armstrong as the surviving tenant by the entirety

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 4201 Elkins Ave, Nashville, TN 37209
(House Number) (Street) (PO 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 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 my/our hand(s) this 21st day of November, 2025

WARRANTY DEED
(Continued)

Virginia Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Armstrong, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 21st day of November, 2025

Notary Public

My Commission Expires 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072