WARRANTY DEED

Karen Johnson Davidson County
Batch# 1356462 DEEDWARR
12/10/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20251210-0098256

G-C-25-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/28
(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Evan Thomas Hill	New Owners	
(NAME)	(NAME)	**104-01-0-073.00**
212 37th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RADIUS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN THOMAS HILL, A SINGLE MAN AND JAMILEH MASSOUD HILL AND MORT HILL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the Westerly 150 feet of the Northerly Part of Lot #31 and the Westerly 150 feet of Lot #32 on the Map of The Subdivision of The Northwest Part of The West End Park Land Company's Property, as of record in Book 421, Page 152, Register's Office for Davidson County, Tennessee, described according to a loan survey by T.R. Sanford, surveyor, November 22, 1958, as follows:

Beginning at a point in the Easterly margin of 37th avenue North, formerly Pilcher Avenue, at the N.E. Corner of said 37th avenue North, and Normandy Place South as shown on the Revised Plan of Acklin Heights, as of record in Book 1835, Page 10, Said Register's Office; thence with the Easterly margin of said 37th avenue North, 82 feet to the common corner of lots 32 and 33 of said West End Park Plan; thence with the line between said lots, Easterly 150 feet to the Westerly margin of a proposed 15 foot alley; thence with the Westerly margin of said alley Southwardly 91 feet, more or less, to the Northerly margin of said Normandy Place South, thence with the Northerly margin of the same Westwardly 150 feet more or less, to the point of beginning.

Being the same property conveyed to Theodore Pins, a single person by Special Warranty Deed from David Fry of record in Instrument No. 20150107-0001632 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 07, 2015.

Being a portion of the same property conveyed to Radius Rentals, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Theodore J. Pins, Unmarried of record in Instrument No. 20150925-0097439 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 25, 2015.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 152 and Revised Plan in Book 1835, Page 10, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 37th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF DECEMBER, 2025.

Radius Rentals, LLC

BY: _____
Ted Pins
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TED PINS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RADIUS RENTALS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of December, 2025.

_____
Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 12/2/25.

Affiant Signature – Joshua A. Terry

12/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27