Karen Johnson Davidson County
Batch# 1391298 DEEDWARR
03/10/2026 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20260310-0019121

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39117-02-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2026. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: William Decker, Jr., 2604 Lakeland Drive Nashville, TN 37214	**Send Tax Bills To:** PO Box140374 Nashville, TN 37214	**Tax Information:** Map and Parcel No.: 09512013000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hardin D. Hill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Decker, Jr., a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2604 Lakeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2026.

Hardin D. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hardin D. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2026.

Notary Public

My Commission Expires:

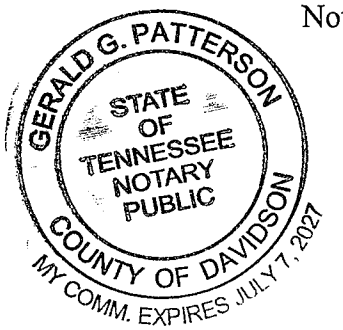


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Martinwood Heights, as of record in Book 2133, Page 63, Register's Office for said County, to which plan reference is hereby made fro a more complete description.

Being the same property conveyed to Hardin D. Hill by deed dated July 18, 1997 from Amy Stewart and husband, James B. Stewart of record in Book 10536, Page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes , a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2133, Page 63, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 March 9, 2026 (date of document).

Affiant Signature

3/10/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

