Karen Johnson Davidson County
Batch# 1426454 DEEDWARR
05/28/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260528-0048490

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $410,000.00 Hailey Hicks _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2026. _____ Notary Public MY COMMISSION EXPIRES: 06-16-2026 _____ (AFFIX SEAL)

Courtney Snyder STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Barry D. Hill, II and Deyki Marilin Castro Gilvonio	Barry D. Hill, II and Deyki Marilin Castro Gilvonio	096-16-0-167.00
(NAME) 3029 Blackwood Drive	(NAME) 3029 Blackwood Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Marilyn D. Thrash, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Barry D. Hill, II and Deyki Marilin Castro Gilvonio, husband and wife, as tenants by the entirety , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 298 on the Plan of Larchwood, Section III, of record in Plat Book 5200, page 540, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Marilyn D. Thrash, unmarried woman by Warranty Deed from Tracey J. Piel, an unmarried woman of record in Instrument No. 20221019-0114031 Register's Office for Davidson County, Tennessee, dated October 17, 2022 and recorded on October 19, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3029 Blackwood Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2026.

Marilyn D. Thrash

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of May, 2026, before me personally appeared Marilyn D. Thrash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2026.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Hailey Hodges**, 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 **5/26/2026** (date of document).

Hailey Hodges

Affiant Signature

05/26/2026

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this **26th** day of **MAY**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: **06-16-2026**

NOTARY'S SEAL

