Karen Johnson Davidson County
Batch# 1427695 DEEDWARR
06/03/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $4,125.50
20260603-0050215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,115,000.00.

Affiant

Subscribed and sworn before me this the 20th day of May, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Hill	New Owner	131-15-0 006.00
1318 Burton Valley Road		
Nashville, TN 37215		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS EDWARD CROFT**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANDREW HILL AND JESSICA HILL**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Harpeth Acres, Section Seven, as shown on plat of record in Plat Book 2331, Page 154, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas Edward Croft, by Executor's Quitclaim Deed from Thomas Edward Croft, Executor of the Estate of Lillian G. Sherlock, dated 3/9/2026 and recorded 3/18/2026 in Instrument No. 20260318-0021414, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Richard D. Sherlock and wife, Lillian G. Sherlock by deed from J. Wallace Riggins, Jr., and wife, Dainese L. Riggins, of record in Book 6708, page 189, Register's Office for Davidson County, Tennessee. Richard D. Sherlock died on or about May 15, 2015, leaving Lillian G. Sherlock as the surviving tenant by the Entirety. Lillian G. Sherlock died testate on September 14, 2025. Pursuant to the terms of her will of record in Docket No. 25P1951 in the Probate Court for Davidson County, Tennessee at Nashville, and of record in Instrument Number 20251211-0098592, Register's Office for Davidson County, Tennessee, said property is to be administered as part of the Probate Estate with Thomas Edward Croft named as Executor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1318 Burton Valley Road, Nashville, TN 37215.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

TEC

Witness my hand this the 20th day of May, 2026.

Thomas Edward Croft
Signed with Stavvy

Thomas Edward Croft

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Edward Croft, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 05/20/2026 (date of document).

Affiant Signature

06/02/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

