Karen Johnson Davidson County
Batch# 1428216 DEEDWARR
06/05/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20260605-0050872

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1 day of June, 2026.

(Affix Seal) Notary Public

My Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

2026-05-4133

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica Anderson and Blake Bennett Pettigrove 5301 Barton Vale Court Nashville, TN 37211	Primis Mortgage Company 5535 Currituck Drive #120 Wilmington, NC 28403	Map/Parcel 161-14-0C-019.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alexa Howard Hill, a married woman f/k/a Alexa Howard**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Anderson and Blake Bennett Pettigrove, a married couple**, hereinafter called the GRANTEE, 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. 19 on the Plan of Barton Vale of record in Book 7900, Page 639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexa Howard, a single woman by Warranty Deed from Frances Ann Walker and John Robert Leclair Walker, Wife and Husband, of record in Instrument No. 20230621-0047117 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 21, 2023. The said Alexa Howard having since married and is now known as Alexa Howard Hill. Joshua Trevon Hill joins in this conveyance to convey any martial interest he may have in the subject property.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5301 Barton Vale Court, Nashville, TN 37211.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 1 day June, 2026.

Alexa Howard Hill

Alexa Howard Hill

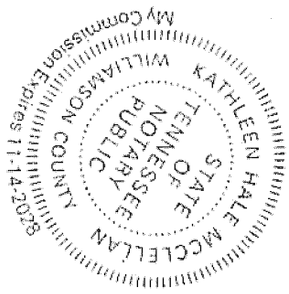
Joshua Trevon Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of June, 2026, before me personally appeared Alexa Howard Hill, 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 1 day of June, 2026.

Notary Signature
My commission expires:

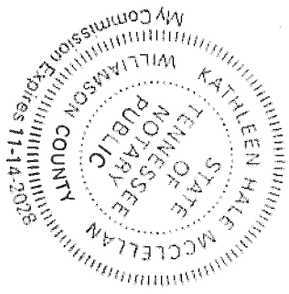


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1 day of June, 2026, before me personally appeared Joshua Trevon Hill, 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 1 day of June, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 1. 2026

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

