20261142R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $805,000.00. Affiant Subscribed and sworn to before me, this the 10th day of June, 2026. Notary Public My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1432559 DEEDWARR
06/10/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20260610-0052829

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Terrell and Olivia Terrell	**Old National Bank**	**160-08-0-021.00**
5384 Trousdale Drive	**P.O. Box 918**	
Nashville, TN 37220	**Evansville, IN 47706**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeremy R. Hillard and Abigail E. Hillard, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Terrell and Olivia Terrell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Broadwell Acres of record in Book 2663, page 118, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy R. Hillard and Abigail E. Hillard, husband and wife as joint tenants by Warranty Deed from Louis E. Brockman and Mary Gale Brockman Revocable Living Trust, dated April 1, 2011 of record in Instrument No. 20170619-0061353 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 19, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 5384 Trousdale Drive, Nashville, TN 37220.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 10th day of June, 2026:

Jeremy R. Hillard

Abigail E. Hillard

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Jeremy R. Hillard and Abigail E. Hillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of June, 2026.

My Commission Expires: 7/25/29

Notary Public



True Copy Certification

I, **Tammy Carney,** 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 this the 10th day of June, 2026.

Affiant Signature
Date 6.10.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 08-10-2027

