WARRANTY DEED

Karen Johnson Davidson County
Batch # 1440979 DEEDWARR
07/01/2026 02:43:23 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20260701-0059572

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2026.

Notary Public

BRIAN PAYNE TENNESSEE NOTARY PUBLIC My Comm Exp. 09/07/2026 COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
09/07/26
(AFFIX SEAL)

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)
Jacob Elisha Davidson and Artem Aliev	Jacob Elisha Davidson and Artem Aliev	064-16-0D-044.00-CO
(NAME) 1736 Stone Hollow Court	(NAME) 1736 Stone Hollow Court	
(ADDRESS) Nashville, TN 37076	(ADDRESS) Nashville, TN 37076	
(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, Jo-Ann Hutchison Hill, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jacob Elisha Davidson and Artem Aliev, a married couple, 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:

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

Being Lot No. 229 on the Plan of Section One, Truxton Park, as shown by plat of record in Plat Instrument No. 20001026-0106272, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nina Martin, an unmarried woman by Warranty Deed from Anthony P. Williams of record in Instrument No. 20170505-0044706 Register's Office for Davidson County, Tennessee, dated May 04, 2017 and recorded on May 05, 2017.

Being the same property conveyed to Jo-Ann Hutchison Hill, an unmarried woman by

Warranty Deed from Nina Martin, an unmarried woman of record in Instrument No. 20250213-0011130 Register's Office for Davidson County, Tennessee, dated February 12, 2025 and recorded on February 13, 2025.

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 1736 Stone Hollow Court, Nashville, TN 37076

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 29th day of JUNE, 2026.

Joann Hutchison Hill
Jo-Ann Hutchison Hill

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 29th day of JUNE, 2026, before me personally appeared Jo-Ann Hutchison 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 29th day of JUNE, 2026.

B. Kenton
Notary Signature
My commission expires: 05/24/2028

B. KENTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Notewrity Title
4235 Hillsboro Pike
Nashville, TN 37215