WARRANTY DEED

Karen Johnson
Batch # 1473174
09/15/2026 02:42:56 PM
Fees: $13.00 Taxes: $984.20

Davidson County
DEEDWARR
2 pgs

20260915-0085730

B-ELAM-26-226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00.

Joseph Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Bishop	**Guild Mortgage Company, LLC**	
(NAME)	(NAME)	
226 Macfie Dr	**P.O. Box 1788**	**033 16 0 255.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Springfield, OH 45501**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THE HIAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 22, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH BISHOP, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot No. 186B on the Plan of ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE CEDAR BLUFF SUBDIVISION, of record in Book 6250, Pages 386 and 387, Register's Office for Davidson County, Tennessee.

Said Lot No. 186B fronts 35.2 feet on the Easterly margin of Macfie Drive and extends back 122.24 feet on the Northerly line and 130.22 feet on the broken Southerly line in the rear measuring 40.34 feet thereon.

Being part of the same property conveyed to Aubrey Hiam and Denise Hiam, Co-Trustees of the Hiam Family Revocable Living Trust Agreement dated April 22, 2013, by Quitclaim Deed from Platinum Anchor LLC, a Delaware Limited Liability Company, of record in Instrument No. 20250509-0036611, in the Register's Office of Davidson County, Tennessee, dated May 8, 2025 and recorded on May 9, 2025.

Being the same property conveyed to Platinum Anchor LLC, by General Warranty Deed from Emerald Creek Properties, of record in Instrument No. 20221202-0126201, in the Register's Office of Davidson County, Tennessee, dated November 23, 2022 and recorded on December 2, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF ALL LOTS OF PHASE ONE CEDAR BLUFF SUBDIVISION, as recorded in Plat Book 6250, Page(s) 836.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, CEDAR BLUFF SUBDIVISION, as recorded in Plat Book 5200, Page(s) 610.
- Deed of Dedication recorded in Book 6569, Page 956.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **226 Macfie Dr, Madison, Tennessee 37115**.

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 hand(s) this the 10 DAY OF SEPTEMBER, 2026.

The Hiam Family Revocable Living Trust Agreement dated April 22, 2013

BY: _____
Aubrey Hiam
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUBREY HIAM, TRUSTEE of THE HIAM FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 22, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10 of September, 2026.

_____
Notary Public
My Commission Expires: 11/28/27
(SEAL)

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212