WARRANTY DEED

Karen Johnson Davidson County
Batch# 427133 DEEDWARR
06/26/2020 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $510.60
20200626-0069437

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marvin Martinez	Marvin Martinez	Parcel ID:
(NAME) 112 Claudia Drive	(NAME) 112 Claudia Drive	043-04.0-061
(ADDRESS) Old Hickory, TN 37139-3323	(ADDRESS) Old Hickory, TN 37139-3323	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donna Jean Kelley, Trustee of the Testamentary Trust of Mattie Melverene Hall and Mark Hall and Andrew Vanhook**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marvin Martinez**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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

Being known as Lot No. 1 on the Plat of Scenic View Subdivision, as shown on Plat of record in Instrument No. 20020703-0079763, in the Fourth Civil District of Davidson County, and described as follows:

Beginning at the corner of Lots 1 and 2 in the Northwesterly margin of Hickman Street,; thence with the line between said lots northwesterly 240.8 feet to a point; thence northeasterly 86.2 feet to the margin of Hadley Bend Road; thence with the margin of the same southeasterly 224.1 feet to the beginning of a curve; thence around said curve southerly 40.2 feet to the margin of Hickman Street; thence with the margin of the same southwesterly 69.6 feet to the point of beginning.

Being the same property conveyed to Willie C. Hall and wife Mattie T. Hall (also known as Mattie Melverene Hall) by Warranty Deed from Georgia Pelle Anderson, a widow, dated February 20, 1954, recorded on February 25, 1954, of record in Book 2249, Page 21, in the Register's Office for Davidson County, Tennessee. The said Willie C. Hall having died on January 8, 2013, leaving Mattie T. Hall as the surviving tenant by entirety. The said Mattie T.

Hall having died testate August 24, 2015; her Last Will and Testament was probated in Case No. 15P1621, Davidson County Probate Court. The said Last Will and Testament directed that the property be included in her Residuary Estate to be held in Trust for the benefit of Danny Claude Hall and, upon the death of Danny Claude Hall, to her Grandsons Mark Hall and Andrew Vanhook. Donna Jean Kelley is the Trustee of the Testamentary Trust of Mattie Melverene Hall and upon the death of Danny Claude Hall, the assets of the Trust are then to be divided equally between Mark Hall and Andrew Vanhook. The said Danny Hall died on September 3, 2019. Donna Jean Kelley, Trustee, Mark Hall, and Andrew Vanhook all join in this conveyance.

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 603 Swinging Bridge Rd, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 25 day of June, 2020

Donna Jean Kelley, Trustee of the Testamentary Trust of Mattie Melverene Hall

Mark Hall

Andrew Vanhook

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Donna Jean Kelley, Trustee of the Testamentary Trust of Mattie Melverene Hall and Mark Hall and Andrew Vanhook, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY