WARRANTY DEED

Karen Johnson Davidson County
Batch# 474597 DEEDWARR
09/14/2020 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20200914-0104290

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2020-1477

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$305,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: 7-20-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Dorn and Erin Dorn	New owners at	161-09-0-103.00
(NAME)	(NAME)	
5519 Thalman Drive	property address	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Melissa R Hall, married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Dorn and Erin Dorn, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Zone Lot Division, Lot 2, Section Four, Brentwood Meadows of record in Plat Book 6900, Page 293, as amended in Book 6900, Page 307, 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 Melissa R. Hall and Janice G. Hall, both unmarried by Warranty deed from John N. Weckesser and wife, Debra L. Weckesser of record in Book 8168, page 266, Register's Office for Davidson County, Tennessee, dated July 23, 1990 and recorded on August 06, 1990.

Being the same property conveyed to Janice G. Hall and Melissa R. Hall, as joint tenants with right of survivorship by Quitclaim deed from Janice G. Hall and Melissa R. Hall of record in Instrument No. 20101110-0090235 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on November 10, 2010.

The said Janice G. Hall (a/ka Janice Elaine Hall) having since died January 8, 2012, and by operation of law property vested in the said Melissa R. Hall.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 293, as amended in Book 6900, Page 307, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7732, Page 973, in the Register's Office for Davidson County, Tennessee.

This property, known as 5519 Thalman Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1st DAY OF September 2020.

Melissa R Hall by Delisa Reed Locke as Attorney in Fact

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Delisa Reed Locke, Attorney-in-Fact for Melissa R Hall, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Melissa R Hall, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September t, 2020.

Notary Public

My Commission Expires: 4/24/2023
(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the 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

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY