WHEN RECOREDED MAIL TO:
ERAINA HALL
3857 PARK ROYAL LANE
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 485777 DEEDWARR
09/29/2020 01:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200929-0112168

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERAINA HALL	ERAINA HALL	150 12 0B 229.00
3857 PARK ROYAL LANE ANTIOCH, TN 37013	3857 PARK ROYAL LANE ANTIOCH, TN 37013	

For good consideration, I (We) **ERAINA HALL FORMERLY KNOWN AS ERAINA NEWMAN, AN UNMARRIED WOMAN** whose mailing address is 3857 PARK ROYAL LANE, ANTIOCH, TN 37013, hereby bargain, deed and convey to **ERAINA HALL, AN UNMARRIED WOMAN** whose mailing address is 3857 PARK ROYAL LANE, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE PLAN OF KENSAL GREEN, SECTION 2, A RESIDENTIAL P.U.D. SUBDIVISION, OF RECORD IN INSTRUMENT NO 20180313-0023861 REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, TO WHICH PLAN REFERENCE S HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERAINA NEWMAN BY A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT# 20180727-0073404 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APN: 150 12 0B 229.00
Property Address: 3857 PARK ROYAL LANE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of

Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 17 day of April 2020.

Eraina Hall F/K/A Eraina Newman

ERAINA HALL, F/K/A ERAINA NEWMAN

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 17 day of April 2020, before me personally appeared ERAINA HALL, F/K/A ERAINA NEWMAN to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 1-3-2023

ALL-PURPOSE ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On 4/17/2020 (DATE) before me, Yaminah Mitchell (NAME OF NOTARY PUBLIC)

personally appeared Eraina Hall F/K/A Eraina Newman (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

4/17/2020
DATE OF DOCUMENT

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

Name and Address of property owner:
Name and address for person(s) responsible for taxes:
ERAINA HALL
3857 PARK ROYAL LANE
ANTIOCH, TN 37013

True Copy Certification

I, Jennifer Gressett, 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

State of TX

County of Denton

Personally appeared before me, Lynne Grinolds, a notary public for this county and state, Jennifer Gressett 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: 3/28/23

Notary' Seal (if on paper)

LYNNE GRINOLDS
Notary ID #126852780
My Commission Expires
March 28, 2023