Karen Johnson Davidson County
Batch# 510063 DEEDWARR
11/06/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,344.95
20201106-0130868

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203822 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$363,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 28th day of October, 2020. Notary Public My Commission Expires: 1/22/24

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2020, among:

ALEX CLOSE AND HAZEL CLOSE A/KA/ HAZEL MOLLISON,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

HEATH F. HALLMAN, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Dr E. T. Browns Subdivision of Lots 21 to 26 Brownsville Addition of record in Plat Book 332, Page 91, 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 Alex Close and Hazel Close, husband and wife by Warranty deed from Daryl R. Finley, an unmarried person of record in Instrument No. 20190116-0004587 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on January 16, 2019.

Hazel Close is also known as Hazel Mollison.

Being also known as 1540 Douglas Avenue Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written. E-signed by Alex Close on October 28, 2020 at 07:16 AM CST

Alex Close

159665

Alex Close

E-signed by Hazel Mollison on October 28, 2020 at 07:15 AM CST

Hazel Mollison

159666

Hazel Close a/k/a Hazel Mollison

State of Tennessee
County of Davidson

On this 28th day of October, 2020, before me personally appeared by audio-video communication, Alex Close, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that /they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2020.

120314

Notary Public
My Commission Expires: Jan. 03, 2023

E-signed by Leslie Garside on October 28, 2020 07:16 AM CST
NOTARY PUBLIC
LESLIE GARSIDE
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
January 03, 2023
Notarized remotely via audio/video communication

State of Tennessee
County of Davidson

On this 28th day of October, 2020, before me personally appeared by audio-video communication, Hazel Close a/k/a Hazel Mollison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that /they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2020.

120314

Notary Public
My Commission Expires: Jan. 03, 2023

E-signed by Leslie Garside on October 28, 2020 07:16 AM CST
NOTARY PUBLIC
LESLIE GARSIDE
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
January 03, 2023
Notarized remotely via audio/video communication

Owner Name & Property Address:

Name: Heath F. Hallman
Address: 1540 Douglas Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

New owner

Tax ID: 083-02-0-194.00

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024