Karen Johnson Davidson County
Batch# 525886 DEEDWARR
12/07/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201207-0141884

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,999.00.

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2020.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel E. Sutherland	First Horizon Bank	133-07-0-065.00
3721 Norma Drive	P.O. Box 7171	
Nashville, TN 37211	Little Rock, AR 72223	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JON KEVIN HALL AND WIFE, PATRICIA D. HALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL E. SUTHERLAND, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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.12 on the Map of Norma Heights, as of record in Book 1835, page 36, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the west side of Norma Drive and runs back between lines, 203.63 feet on the north line and 203.6 feet on the south line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Walter L. Hall and wife, Mary A. Hall by Warranty deed from Donald E. Ragsdale and wife, Ann M. Ragsdale of record in Book 4740, page 79, Register's Office for Davidson County, Tennessee, dated August 20, 1973 and recorded on August 23, 1973.

Final Decree recorded between Walter Louis Hall vs Mary Sue Angell Hall, Recorded on May 18, 1977, in Book 5148, Page 601.

Being the same property conveyed to Jon Kevin Hall and wife, Patricia D. Hall by Quitclaim deed from Walter L. Hall, Jr., Kerry W. Hall, Regina A. Hutcheson, Laura D. Williams, Susan M. Kemphf and William Anthony Hall and Mary Sue McDonald of record in Instrument No. 20010627-0068148 Register's Office for Davidson County, Tennessee, dated June 14, 2001 and recorded on June 27, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3721 Norma Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of November, 2020.

Jon Kevin Hall

Patricia D. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jon Kevin Hall and Patricia D. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of November, 2020.

Notary Public

My Commission Expires:

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

