Karen Johnson Davidson County
Batch# 543421 DEEDWARR
12/29/2020 02:27:40 PM 2 pgs
Fees: $13.00 Taxes: $1,155.42
20201229-0154364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,275.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Michele Hall,single woman	NEW OWNER (NAME)	
5551 Prada Drive (ADDRESS)	(ADDRESS)	181-10-0E-029.00-CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Amanda Harding, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darlene Michele Hall,single woman, hereinafter called the Grantees, their heirs and assigns, that 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. 29 on the Plan of High Point, Phase 2, Section 2 of record in Plat at Instrument No. 20140821-0076394, 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 Amanda Harding, a single woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160620-0062603 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016. (Value of consideration shown in aforementioned deed $245,600.00.) Being also known as 5551 Prada Drive Brentwood, Tennessee 37027.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5551 Prada 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 23rd day of December, 2020.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
T-MS-20-5351

WARRANTY DEED

(Continued)

Amanda Harding

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Harding, a single woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of December, 2020.

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072