WARRANTY DEED

Karen Johnson Davidson County
Batch# 557600 DEEDWARR
01/20/2021 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20210120-0008735

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Rhonda S. Hardison
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard W. Hall	Richard W Hall	Parcel ID: 106-16-0-041.00
(NAME)	(NAME)	
2929 Berry Hill Drive	2929 Berry Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Medsource Property Group Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard W. Hall, an unmarried man**, 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. 16 on the Plan of Hill-N-Dale Acres, of record on Plat Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Jon J. Tucci, unmarried, by Warranty Deed from Miriam G. Tallent, unmarried dated May 27, 2003 recorded June 5, 2003, of record as Instrument No. 20030605-0077716 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Medsource Property Group Inc., by Warranty Deed from Jon J. Tucci, an unmarried man dated October 27, 2020 recorded November 4, 2020, of record as Instrument No. 20201104-0129324 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 424 Hollydale Drive, Nashville, TN 37217

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 our hands this 14 day of JANUARY, 2021

Medsource Property Group, Inc.

BY: _____
John C. Prichard, President

BY: _____
Jordan Hansard, Vice-President

STATE OF TENNESSEE

COUNTY OF SUMNER

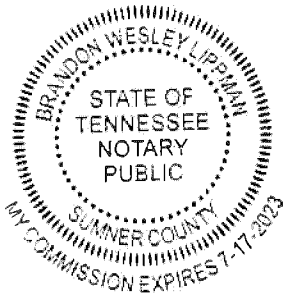
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Prichard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Medsource Property Group Inc. and is authorized to execute the instrument on behalf of Medsource Property Group Inc., the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 15th of January, 2021.

Notary Public

My Commission Expires: 7.17.23

(SEAL)



STATE OF TENNESSEE

COUNTY OF SUMNER

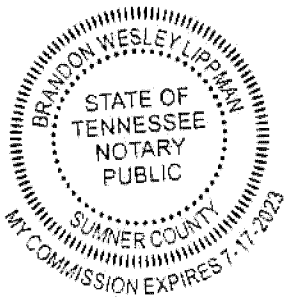
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Hansard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Medsource Property Group Inc., and is authorized to execute the instrument on behalf of Medsource Property Group Inc.,the within named bargainor, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal, this the 15th day of January, 2021.

Notary Public

My Commission Expires: 7.17.23

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY