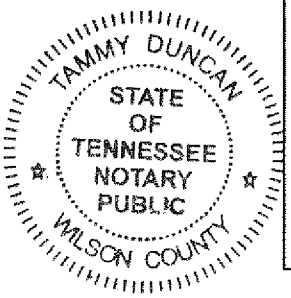
Karen Johnson Davidson County
Batch# 628118 DEEDWARR
05/03/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20210503-0059326



SSTATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $276,000.00.

Kelsey Lin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of April, 2021.

NOTARY PUBLIC

My commission expires: 4/2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelsey Lin (NAME)	F&M Bank (NAME)	064-16-0D-108.00 CO
2309 Crescent Valley Place (ADDRESS)	P.O. Box 451 (ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37041	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Adam Hall and Sandra Hall, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelsey Lin, married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 168, as shown on the map entitled Section Three Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM HALL AND SANDRA HALL, MARRIED, by deed from MICHELE HOHMAN AND STEVE HOHMAN, WIFE AND HUSBAND AND RICHARD LEE PERSON, A MARRIED MAN AND KAROLYN PERSON, HIS WIFE, of record in Instrument No. 20040802-0092276, dated July 30, 2004, said Register's Office.

This property is __unimproved _X_improved property known as: 2309 Crescent Valley Place, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of April, 2021.

Adam Hall

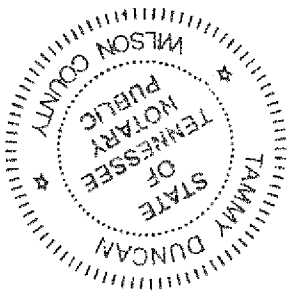
Sandra Hall

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 27th day of April, 2021.

Notary Public
My Commission Expires: 4/22/23



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY