STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $155,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of June, 2021.

NOTARY PUBLIC

My commission expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 655942 DEEDWARR
06/14/2021 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210614-0079793

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:
Grant W. Garner	NEW OWNER	053-03-0-390.00
(NAME)	(NAME)	
1601 Overton Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

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 **Paul Hall and Billy Joe Hall,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Grant W. Garner amd Lois S. Garner, husband and wife**, 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) 21, as shown on the map entitled Revised Section "E", Village of Old Hickory, of record in Book 1424, page 132, 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 F.A. HALL AND WIFE, LUCILLE HALL, by deed from LEWIS B. DODD AND WIFE, MARY W. DODD, of record in Book 2450, page 635, dated September 20, 1955, said Register's Office.
The said F. A. Hall having since died, leaving Lucille Hall the surviving tenant by the entirety. The said Lucille Hall having since died testate on or about January 9, 2011 devising subject property to Paul Hall and Billy Joe Hall, pursuant to her will of record in the 7th Probate Court of Davidson County, Tennessee, being Docket No. 21P539.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 1601 Overton Street, Old Hickory, TN 37138.

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 10th day of June, 2021.

Paul Hall

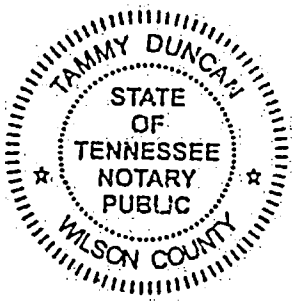
Billy Joe Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hall and Billy Joe 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 10th day of June, 2021.

Notary Public
My Commission Expires: 4/22/23



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY