WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12200-DS

Karen Johnson Davidson County
Batch# 669982 DEEDWARR
07/02/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20210702-0089745

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Carl Hall
1517 Mount Mitchel Court
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel: 135-14-0A-241.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LENA FAYE TOLBERT AND HUSBAND, LEWIS TOLBERT, JR.**, has this day bargained and sold and does hereby transfer and convey unto, **CARL HALL AND GWINDELL HALL, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Final Plat, Pinnacle Point Subdivision, Phase Five of record in Book 8250, Page 842, amended in Book 11114, Page 958, 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 Lena Faye Tolbert by Quitclaim deed from Lewis Tolbert, Jr., dated May 08, 2015, of record in Instrument No. 20150520-0046376 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 7032, Page 730, Book 7032, Page 733, Book 7032, Page 761, with Certificate of Correction Acknowledgement and Oath recorded in Book 7065, page 959; amended in Book 7067, page 739; Book 10097, Page 390 and Instrument No. 20010504-0046047; Restrictions as contained in Book 6405, page 169; Declaration of Restrictive Covenants of record in Instrument No. 20010504-0046048; By-Laws of Pinnacle Point Homeowners Association, Inc. of record in Book 7058, page 234; Charter for Homeowners Association of record in Book 7058, page 234; Easement(s) of record in Book 11201, Page 733; Book 11201, Page 757 and Book 10752, page 463; Easements set forth in Plat Book 6250, Page 92, Book 6250, Page 93, and Book 6250, Page 94; Storm Water Detention Agreement of record in Book 7424, Page 953; Deed for Water and/or Sewer Distribution System of record in Book 7097, Page 158; and to any and all matters shown on said plat and survey of record in Plat Book 8250, Page 842 amended in Book 10890, Page 215 and Book 11114, Page 958; all of said Register's Office.

Lewis Tolbert, Jr. joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CARL HALL AND GWINDELL HALL, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of June, 2021.

Lena Faye Tolbert

Lena Faye Tolbert

Lewis Tolbert, Jr. 6/29

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Lena Faye Tolbert and Lewis Tolbert, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29th day of June, 2021.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/20/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Kirsten Vick

AFFIANT

SWORN to and subscribed before me,
this 29th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 5/7/2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

