WARRANTY DEED



Karen Johnson Davidson County
Batch# 689071 DEEDWARR
08/02/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20210802-0103811

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Torsell	Robert Torsell	108 02 0 020.00
(NAME) 954 Colfax Drive	(NAME) 954 Colfax Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Richard Hall and Patricia Hall, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Torsell, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 58, on the plan of Happy Acres, as shown on Plat of record in Book 2331, Page 63, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard Hall and Patricia Hall, husband and wife by Warranty Deed from Nashville Homes, LLC a Tennessee limited liability company, dated 03/05/2020 and recorded 03/06/2020, of record in Instrument 202003060025719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2020 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2331, Page 63, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2447, Page 557, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 954 Colfax Drive, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of July, 2021.

Richard Hall

Patricia Hall

Patricia Hall

State of Tennessee
County of Wilson

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

Witness my hand and Official seal this 30th day of July, 2021.

Notary Public:
My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021 (date of document).

Regina Sullo
Affiant Signature

August 1, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1 day of August, 2021.



NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025