Karen Johnson Davidson County
Batch# 713189 DEEDWARR
09/13/2021 09:32:49 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20210913-0121971

**WARRANTY DEED**

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-21-1007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin L. Trepanier | Same as new owner | |
| (NAME) | (NAME) | |
| 3244 Spears Road | | 050-14-0-176.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alvin Hall III, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin L. Trepanier**, HEREINAFTER CALLED THE GRANTEE, 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. 292 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, 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 Adrian D. Jordan, unmarried by Warranty deed from Saunders Company of N FL, Inc of record in Instrument No. 20070507-0054574 Register's Office for Davidson County, Tennessee, dated April 26, 2007 and recorded on May 07, 2007.**

**Being the same property conveyed to A Plus Investments by Quitclaim deed from Adrian D. Jordan, unmarried of record in Instrument No. 20191107-0115314 Register's Office for Davidson County, Tennessee, dated November 04, 2019 and recorded on November 07, 2019.**

**Being the same property conveyed to Alvin Hall, III, Single by Quitclaim deed from A Plus Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201002-0114288 Register's Office for Davidson County, Tennessee, dated October 02, 2020 and recorded on October 02, 2020.**

**This is property more commonly known as 3244 Spears Road, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of September, 2021.

Alvin Hall, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2021, before me personally appeared Alvin Hall, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2021.

Notary Signature
My commission expires:

