WARRANTY DEED

Karen Johnson Davidson County
Batch# 718541 DEEDWARR
09/17/2021 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20210917-0125063

File No. BC-21-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 04-28-2025

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 NUMBER
Brandon Adams, Trustee	Same As New Owner	
(NAME)	(NAME)	
P.O. Box 695	P.O. Box 695	043-01-0-119.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison, TN 37116	
(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, **Anthony Robbins, Melissa Hope Bills, and Chase Ashton Hall, devisees under the Last Will & Testament of Joyce Ann Hall**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Adams, Trustee of The 114 Sarver Ave. Trust dated September 2, 2021**, 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:

The following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot B on the Revised and Corrected Map of W. P. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said county, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated May 18, 1959, as follows: Beginning at a point in the South margin of Sarver Avenue, formerly Madison Avenue, 240 feet East of the East margin of Pierce Avenue, as established by Decree of record in Minute Book 54, Page 554 of the Third Circuit Court; thence with the margin of Sarver Avenue, Easterly 60 feet to a point; thence Southerly 200 feet to a point; thence Westerly 60 feet to a point; thence Northerly 200 feet to the point of beginning.

Being the same property conveyed to Alfred Leverne Hall and wife, Joyce Ann Hall, by Warranty Deed from Alfred Leverne Hall and Margie Mai Hall, now being Margie Mai Stone, of record in Book 6699, Page 152, Register's Office for Davidson County, Tennessee, dated August 26, 1985 and recorded on October 01, 1985. The said Alfred Leverne Hall subsequently died on 4/6/2013, vesting Joyce Ann Hall as surviving tenant.

Being the same property conveyed to Joyce Ann Hall, an unmarried woman, by Quitclaim Deed from Joyce Ann Hall, the widow of Alfred L. Hall of record in Instrument No. 20140224-0015457 Register's Office for Davidson County, Tennessee, dated February 17, 2014 and recorded on February 24, 2014. Joyce Ann Hall subsequently died testate on March 22, 2021, and her Last Will & Testament has been admitted for probate under Docket No. 21P1365 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Said

Last Will & Testament devised the subject property to Anthony Robbins, Melissa Hope Bills and Chase Ashton Hall.

This is property more commonly known as 114 Sarver Avenue, Madison, TN 37115.

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 3rd day of September, 2021.

Anthony Robbins

Melissa Hope Bills

Chase Ashton Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2021, before me personally appeared Anthony Robbins, ~~Melissa Hope Bills~~ and Chase Ashton Hall, 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 3rd day of September, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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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 3rd day of September, 2021.

_____
Anthony Robbins

Melissa Hope Bills
Melissa Hope Bills

_____
Chase Ashton Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2021, before me personally appeared Anthony Robbins, Melissa Hope Bills and Chase Ashton Hall, 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 3rd day of September, 2021.

Sophia Padgett
Notary Signature
My commission expires: 3-3-2025

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Emily Manno, 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 9/3/21.

Date

Emily Manno

Affiant Signature

9/3/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON