Karen Johnson Davidson County
Batch# 726011 DEEDWARR
09/29/2021 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210929-0130513

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6491

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Alicia Maar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2021

Notary Public

Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES 7/29/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rolin Rayne and Shannon Rayne 8521 Old Pond Creek Rd. Pegram TN 37143	New Owners	086-013.00 & 100 00.0 037.00

WARRANTY DEED

FOR AND IN 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,

Charles F. Hall, Jr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rolin Rayne and Shannon Rayne, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a portion of a 12-1/2 acre tract conveyed to Alice Julia May Hulan by deed from Ed Henry and wife, Margaret Louise Henry, of record in Book 119, page 307, Register's Office for Cheatham County, Tennessee, containing 9.4 acres, more or less, according to survey made April 1, 1967, by Jack R. Underwood, Pegram, Tennessee:

Beginning at an iron pin with Beech pointer and being the Southeast corner of tract; thence North 1 degrees East 577.5 feet to an iron pin with small Sugar tree, Sourwood and two Sassafras pointers; thence North 88 degrees West along Alvie Adams' Southerly line 310 feet to an iron pin with Wild Cherry, Walnut, two Ironwood, and Elm pointers just East of

branch; thence South 1 degrees West along Roy Lee Close's East line 210 feet to an iron pin with Mulberry, Elm, Redbud pointers; thence North 88 degrees West along Roy Lee Close's Southerly line (passing the center of a ridge road at 417 feet) continuing on 206 feet (623 feet in all) to an iron pin with Black Locust pointer; thence South 1 degrees West 367.5 feet to an iron pin with White Oak pointer; thence South 88 degrees East (passing the center of a ridge road at 605 feet), continuing on 328 feet (933 feet in all) to the point of beginning, containing 9.4 acres, more or less.

Included in the conveyance is a ROW easement 12 feet in width and 6 feet on each side of an unnamed road more particularly described in deed of record at Book 4019, page 156, Register's Office for Davidson County, Tennessee, and in deed of record at Book 122, page 270, Register's office for Cheatham County, Tennessee.

Being the same property conveyed to Charles F. Hall, Sr. and wife, Elnora Hall by Warranty deed from Alice Julia May Hulan and husband, Louie K. Hulan of record in Book 128, page 438, Register's Office for Cheatham County, Tennessee, dated June 17, 1967 and recorded on June 17, 1967.

Being the same property conveyed to Charles F. Hall, Jr. and wife, Charlotte H. Hall and reserving a life estate for Charles F. Hall, Sr. and wife, Elnora Hall by Quitclaim deed from Charles F. Hall, Sr. and wife, Elnora Hall of record in Book 497, page 506, Register's Office for Cheatham County, Tennessee, dated March 03, 2000 and recorded on March 10, 2000 and also recorded in Instrument No. 20000315-0026659, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $0.00.) The said Elnora Hall died on or about 12/11/02 and the said Charles F. Hall, Sr. died on or about 7/24/15, thereby extinguishing their respective life estate interests.

Reference is made to the Final Decree of Divorce and Marital Dissolution Agreement between Charles Franklin Hall and Charlotte Marie Hall in the Eighth Circuit Court for Davidson County, Tennessee at Nashville under Docket No. 06D-299 and also as recorded in Instrument No. 20210611-0079118, Register's Office for Davidson County, Tennessee and in Record Book 585, Page 545, Register's Office for Cheatham County, Tennessee, which divests Charlotte Marie Hall and vests Charles Franklin Hall. Charles F. Hall, Jr. is aka Charles Franklin Hall. Charlotte H. Hall is aka Charlotte Marie Hall.

Including here with is a 2019 Mobile Home by Clayton Homes, model # KSG012, with VIN #020000HAD01852A is attached to this property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8521 Old Pond Creek Road, Pegram, TN 37143

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 so 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.

Dated this the 24th day of September, 2021.

Charles F. Hall, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles F. Hall, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of September, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/24/21.

Affiant Signature

9/27/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/27/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON