39B

Karen Johnson Davidson County
Batch# 728373 DEEDWARR
10/01/2021 10:23:50 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20211001-0132201

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John Hall
3925 Bradley Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Movement Mortgage
8024 Calvin Hall Rd
Indian Land, SC 29707

MORTGAGEE

MAP 148
GROUP 14 0
PARCEL 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Infusion Properties LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jonathon Hall, an unmarried man and Jaime Gatto, an unmarried woman, as joint tenants with the right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fifth Civil District of Davidson County, Tennessee, being Lot No. 60 on the Plan of Haywood Forest Subdivision, as of record in Book 5220 Page 50, and revised in Book 522 0, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Infusion Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Karl D. Warden, Administrator of the Estate of Phoebe Inez Hughes, A/K/A Phoebe Browne (Bowne) Hughes, dated May 21, 2021 and filed of record May 24, 2021 in Instrument No. 20210524-0069780, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Haywood Forest, of record in Book 5050, Page 50 and Book 5200, Page 2, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 3925 Bradley Court, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jonathon Hall, an unmarried man and Jaime Gatto, an unmarried woman, as joint tenants with the right of survivorship, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 29th day of September, 2021.

Infusion Properties LLC., a Tennessee Limited Liability Company

Chad Lautt, Member

By: Chad Lautt, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chad Lautt,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Infusion Properties LLC., a Tennessee Limited Liability Company,** the within named bargainor, Chad Lautt, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **a Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 29th day of September, 2021.

NOTARY PUBLIC My Commission Expires
My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $318,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2021.

NOTARY PUBLIC
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022