THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36653-09-2021** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Joshua Corbett Pons Annie Kate Pons, 5438 Camelot Road Brentwood, TN 37027	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 15903000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Hale, Executor of the Estate of Margaret Lois Hale (aka Lois L. Hale), deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Corbett Pons and Annie Kate Pons, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5438 Camelot Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 731889 DEEDWARR
10/08/2021 11:00:56 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50

20211008-0135530

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6 day of October, 2021.

William T. Hale, Executor of the Estate of
Margaret Lois Hale

STATE OF GA

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Hale, Executor of the Estate of Margaret Lois Hale, 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, at office, this 6 day of October, 2021.

Notary Public

My Commission Expires: 7/28/2024

Kenneth S Easton
NOTARY PUBLIC
Forsyth County, GEORGIA
My Commission Expires 07/28/2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Camelot Acres, Section 2, of record in book 3700, page 151, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 41 fronts 230.86 feet on the northerly side of Camelot Road and extends back 231.0 feet on the westerly line and 186.65 feet on the easterly line to a dead line measuring 174.33 feet thereon.

Being the same property conveyed to Gentry Hale and wife, Lois L. Hale by deed dated June 9, 1971 from James E. Patterson and wife, Evelyn Patterson of record in Book 4513, page 979, Register's Office for Davidson County, Tennessee. The said Gentry Hale aka Thaddeus Gentry Hale, Jr. having since died on June 2, 1976. The said Lois L. Hale being one and the same as Margaret Lois Hale died on February 16, 2019 leaving a Last Will and Testament filed for Probate in Case No. 19P-833, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, Margaret Lois Hale directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to William T. Hale.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
3. Restrictive Covenants contained in an instrument of record in Book 4193, page 22, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 3700, page 151, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7825, page 22, Register's Office for Davidson County, Tennessee.