NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DR, STE. 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2149

Map & Parcel
090160185.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 781571 **DEEDWARR**
12/29/2021 03:30:52 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50



20211229-0171420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELNORA L. HALL, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 518 on the Plan of Charlotte Park, Section 7, as shown on the plat of the same of record in Plat Book 2663, Page 122, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT E. HALL and wife ELNORA L. HALL by Warranty Deed from Sarah E. Taylor, widow, dated September 24, 1984, and of record in Book 6389, Page 541, Register's Office for DAVIDSON County, Tennessee. Robert E. Hall and Elnora L. Hall remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Robert E. Hall; therefore, Elnora L. Hall is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **503 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2663, Page 122, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 17th day of December, 2021.

Elnora L. Hall

ELNORA L. HALL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ELNORA L. HALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of December, 2021.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of December, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022