(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Marshall
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/30/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/29/25

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 784945 **DEEDWARR**
01/05/2022 11:20:43 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20220105-0002027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-5047

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
April Jones	Go Mortgage	162-09-0A-123.00-CO
5510 Country Drive #123	15430 W. Capital Dr	
Nashville, TN 37211	Brookfield, WI 53005	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Henry Hall and Deborah Suzanne Grisham

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

April Jones

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a certain Condominium Apartment described as follows, to-wit:

Townhouse No. 123, Building No. 21, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Mary Deborah Talley, unmarried, by Warranty Deed from Jerry E. Steffno and Peggy R. Steffno, husband and wife, of record in Book 9151, Page 703, Register's Office for Davidson County, Tennessee, dated November 12, 1993 and recorded on November 15, 1993.

Mary Deborah Talley, having died intestate on August 25, 2021, her interest in said property vesting in her heirs at law: James Henry Hall and Deborah Suzanne Grisham, as shown in probate of record in Docket No. 19521, Chancery Court of Marshall County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5510 Country Drive #123 Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 30, 2021.

James Henry Hall

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, James Henry Hall, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2021.

Vanessa Cortner

Notary Public

My Commission Expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand on December 30, 2021.

Deborah Suzanne Grisham

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Deborah Suzanne Grisham , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2021.

Notary Public

My Commission Expires: 05-07-2024

File #: 2021-5047

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on December 30, 2021.

_____
James Henry Hall

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, James Henry Hall, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2021.

_____
Notary Public

My Commission Expires: _____

Witness my hand on December 30, 2021.

_____
Deborah Suzanne Grisham

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public of said County and State, Deborah Suzanne Grisham , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 30, 2021.

_____
Notary Public

My Commission Expires: 4/29/25

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

File #: 2021-5047
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027