Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES:
File No. G22-15146

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Karen Johnson Davidson County
Batch# 820208 DEEDWARR
03/11/2022 10:35:54 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20220311-0028512

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Joseph Fusco (NAME)	New Owner (NAME)	21-18
6299 Eatons Creek Road (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Dovie Ann Hall, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Joseph Fusco, an unmarried man,** 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:

A CERTAIN TRACT OF LAND LOCATED IN THE 14th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH IS SOUTH 2 DEGREES WEST, 266 FEET FROM THE NORTHEAST CORNER OF FOSTER AND THE SOUTHEAST CORNER OF A TWELVE ACRE TRACT CONVEYED TO J. W. GAMMON BY AN UNRECORDED DEED FROM WM. BONE AND WIFE, MARY BONE AND BEING THE SAME PROPERTY CONVEYED TO THE SAID WM. BONE BY DEED FROM J. L. GILLIAM AND WIFE, AS FOUND OF RECORD IN BOOK 174, PAGE 453, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 83 DEGREES 50 MINUTES, EAST 115.1 FEET TO A POINT IN THE CENTER OF EATON'S CREEK ROAD; THENCE ALONG THE CENTER OF SAID ROAD, NORTH 32 DEGREES, 51 MINUTES, EAST, 148 FEET TO A POINT; THENCE NORTH 35 DEGREES, 22 MINUTES, EAST, 125 FEET TO A POINT; THENCE NORTH 83 DEGREES, 50 MINUTES, WEST 260.4 FEET TO A POINT; THENCE SOUTH 2 DEGREES WEST, 242 FEET ALONG A HEDGE AND TREE ROW TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

Being the same property conveyed to Robert A. Hall, unmarried and Dovie Ann Holt, unmarried by Deed dated April 10, 1990 from Robert A. Hall, unmarried, recorded April 10, 1990, in Book 8084, Page 864, Register's Office of Davidson County, Tennessee. The said Dovie Ann Holt having since married Robert A. Hall and was

known as Dovie Ann Hall. The said Robert A. Hall having since died August 10, 1992, leaving title vested in Dovie Ann Hall as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Dovie Ann Hall is signed by her duly appointed Attorney-in-fact Ruth Ann Harris, pursuant to the Power of Attorney recorded in Instrument # 20220310-0027671, said Register's Office.

This is improved property, known as 6299 Eatons Creek Road, Joelton, TN 37080.

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 do 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. Whenever 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/our hand(s) this 17th day of February, 2022.

Dovie Ann Hall by Ruth Ann Harris, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Ruth Ann Harris, Attorney-in-Fact for Dovie Ann Hall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of February, 2022.

Notary Public My Commission Expires: 6/11/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY