Karen Johnson Davidson County
Batch# 836091 DEEDWARR
04/07/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20220407-0040514

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-21-2534

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed & sworn to before me, this 1ST day of APRIL, 2022

Kristen Gevinski
Notary Public

My Commission Expires: 10/26/25

Property Address: 1400 Mohawk Trail, Madison, TN 37115 **Map/Parcel Number:** 053 14 0 033.00	**Name & Address of New Owner** Simple Home Exitz LLC 777 Hollyhill Drive Tupelo, MS 38801	**Send Tax Bills To:** Simple Home Exitz LLC 777 Hollyhill Drive Tupelo, MS 38801

Effective as of 29 **day of March, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ronald D. Hall, Jr., a single man,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Simple Home Exitz LLC, a Mississippi Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Nawakwa Hills, Powwow Addition, Section 1, as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald D. Hall, Jr., by Quitclaim Deed of record in Instrument No.: 20051213-0149632, in the Register's Office for Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 29 day of March 2022

GRANTOR:
Ronald D Hall Jr
Ronald D. Hall, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 **day of** March **, 2022, before me personally appeared Ronald D. Hall, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 29 **day of** March**, 2022.**

Helen F Mackey
Notary Signature
My commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Tennessee Certification of Electronic Document

I, Stevie Friesth do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 29, 2022 (date of document).

Affiant Signature

March 29, 2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

