Karen Johnson Davidson County
Batch# 843375 DEEDWARR
04/21/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220421-0046083

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me this 14th day of April, 2022.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Edwin Hall, Jr. 726 Kendall Drive Nashville, TN 37209	Legacy Home Loans, LLC DBA Steadfast Mortgage 4004 Hillsboro Pike 214B Nashville, TN 37215	086-12-0A-035-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Christopher S. Richmond and Alexandra Kournetas Richmond, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Hall, Jr. and Moriah Hall, husband and wife** 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:

Being Lot No. 101 on the Final Plat of Section Two, Tulip Grove Pointe, of record in Plat Instrument No. 20110801-0058953, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Christopher S. Richmond and Alexandra Kournetas n/k/a Alexandra Kournetas Richmond by deed from Brent Farris and Kelsi Farris, husband and wife of record in Instrument No. 20170823-0086501, Register's Office for Davidson County, Tennessee, and dated August 21, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Tulip Grove Pointe of record in Plat Instrument No. 20110801-0058953 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060627-0076734 and amended in Instrument No. 20110831-0067559, 20140213-0012929, 20150928-0098458, and 20180131-0009976 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 220 Windmill Trail, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of April, 2022.

Christopher S. Richmond

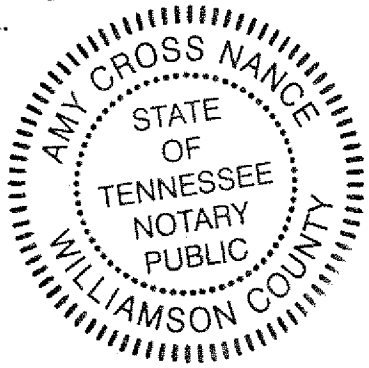
Alexandra Kournetas Richmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of April, 2022, before me personally appeared Christopher S. Richmond and Alexandra Kournetas Richmond, 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 14th day of April, 2022.

Notary Signature
My commission expires: 2/12/23



I, Sheri Engel, 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 this 14th day of April, 2022

Sheri Engel

Dated 4/14/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sher. Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14 day of April, 2022

My commission expires: 2/12/23

Notary Public