PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*

*Margaret H. Taylor*

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DW) Title No.: 62576
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Wallace Palmer<br>Louise Nesbitt Palmer<br>4602 Benton Smith Road<br>Nashville, TN 37215 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 131110A00100CC

Karen Johnson Davidson County
Batch# 854110 **DEEDWARR**
05/12/2022 10:39:55 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00



20220512-0054598

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian S. Hall and Lisa Dukes Hall, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Wallace Fredrick Palmer, III and Louise Nesbitt Palmer, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4602 of Benton Smith Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Amended Master Deed of record in Instrument No. 20020307-0028810, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Brian S. Holland and wife, Lisa Dukes Hall by Warranty Deed from Charles S. McClendon, unmarried, dated May 15, 2006 and recorded on May 16, 2006, of record in Instrument No. 20060516-0057410, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record shown on Exhibit "A" to the Master Deed of record in Instrument No. 20020307-0028810, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20020307-0028810, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20171127-0120730, said Register's Office.

**This is improved property, known as 4602 Benton Smith Road, Nashville, TN 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 10th day of May, 2022.

**Brian S. Hall** **Lisa Dukes Hall**

**State of Tennessee**

**County of Davidson**

On this 10th day of May, 2022, before me the undersigned authority, personally appeared Brian S. Hall and Lisa Dukes Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Sworn and subscribed before me this 10th day of May, 2022.

My Commission Expires:

Notary

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024