Karen Johnson Davidson County
Batch# 857154 DEEDWARR
05/17/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220517-0056793

WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chirayu Shah	NEW OWNER	086100A01700CO
(NAME)	(NAME)	
104 Lakeside Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Mark W. Hall, a married man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chirayu Shah, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 17, on the final subdivision plat of Hermitage Highlands, of record in Instrument No. 20030422-0052784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Renee B. Garr by Warranty Deed from George Dunn d/b/a George Dunn Contractors, dated 12/29/2003 and recorded 01/08/2004, of record in Instrument 200401080003301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Renee Bernadette Garr and Mark W. Hall, as joint tenants with right of survivorship by Quitclaim Deed from Renee Bernadette Garr, dated 11/30/2021 and recorded 12/02/2021, of record in Instrument 202112020159849, Register's Office for Davidson County, Tennessee.

The said Rene Bernadette Garr having since died on 01/05/2022.

The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200304220052784, (2) Covenants, conditions, easements and restrictions recorded in Instrument 200304160050698, (3) Charter of Hermitage Highlands Homeowners Association of record in Instrument 200307080093272, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 104 Lakeside Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2ND day of MAY, 2022.

Mark W. Hall

State of Georgia

County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark W. Hall**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this this 2nd day of May, 2022.

M Diane Tippens

Notary Public

My Commission Expires: August 10, 2024

M DIANE TIPPENS NOTARY PUBLIC PAULDING COUNTY, GEORGIA MY COMMISSION EXPIRES AUG 10 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 5-3-22.

Tracey Trumphour
Affiant
Date: 5-3-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of May, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY