When recorded, return to:
Tennessee Title Services LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027
File Number: B-22-1708

Karen Johnson Davidson County
Batch# 860423 DEEDWARR
05/23/2022 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20220523-0059242

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-16229-kp

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher L. Mahoney Alexandra M. Yuro 406 Pitts Avenue Old Hickory, TN 37138	Christopher L. Mahoney Alexandra M. Yuro 406 Pitts Avenue Old Hickory, TN 37138	053 16 0 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Chad Hall and Laciana Hall, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Mahoney, unmarried man, and Alexandra M. Yuro, unmarried woman**, 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:

Being part of Lot Nos. 9 and 10 on the unrecorded Plan of Life & Casualty Insurance Co.'s Subdivision property as described in Book 4582, Page 691 Register's Office for Davidson County, Tennessee and further described according to a survey made by John B. Kohl and Co., dated January 24, 1984 as follows:

Beginning on the Easterly margin of Pitts Avenue at a point 283 feet Northerly of the center line of Hopewell Road, formerly Old Hadley Bend Road: thence with said Avenue North 27 degrees 30 minutes West 85 feet: thence South 57 degrees 40 minutes East 214.7 feet; thence South 32 degrees 30 minutes West 85 feet; thence North 57 degrees 34 minutes West 207.4 feet to the beginning.

Being the same property conveyed to Chad Hall and Laciana Hall, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated February 25, 2021 and recorded on March 22, 2021 in Instrument No. 20210322-0037493, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from L & L TN R LLC., a Wyoming limited liability company, as to an undivided 25%, and DHB R LLC., a Wyoming limited liability company, as to an undivided 25% and Larry Cox, as to an

undivided 50%, dated February 25, 2021 and recorded on March 01, 2021 in Instrument No. 20210301-0025229, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L & L TN R LLC., a Wyoming limited liability company, as to an undivided 25% interest, and DHB R LLC., a Wyoming limited liability company, as to an undivided 25% interest and Larry Cox, as to an undivided 50% interest, by Warranty Deed from CH & CH, LLC., a Tennessee limited liability company, dated February 03, 2021 and recorded on February 05, 2021 in Instrument No. 20210205-0016794, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CH & CH, LLC, by Trustees Deed from Wilson & Associates, PLLC, dated January 27, 2021 and recorded on February 05, 2021 in Instrument No. 20210205-0016793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Forsyth by Quitclaim Deed from Margret A. Handley and Brett Curtis Forsyth, dated April 10, 2018 and recorded on April 10, 2018 in Instrument No. 20180410-0033710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Forsyth, Brett Curtis Forsyth and Margret A. Handley, by Quitclaim Deed from Helen M. Forsyth and Brett Curtis Forsyth, dated October 02, 2017 and recorded on October 03, 2017 in Instrument No. 20171003-0100937, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Forsyth and Brett Curtis Forsyth, by Quitclaim Deed from Margret A. Handley, dated September 27, 2017 and recorded on September 27, 2017 in Instrument No. 20170927-0099010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Forsyth, Brett Curtis Forsyth and Margret A. Handley, by Quitclaim Deed from Helen M. Forsyth and Brett Curtis Forsyth, dated November 19, 2015 and recorded on November 24, 2015 in Instrument No. 20151124-0119176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen M. Forsyth and Brett Curtis Forsyth, by Quitclaim Deed from Bruce E. Forsyth and wife, Helen M. Forsyth, dated April 07, 2015 and recorded on April 13, 2015 in Instrument No. 20150413-0032210, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce E. Forsyth and wife, Helen M. Forsyth, by Quitclaim Deed from Helen G. Forsyth n/k/a Helen Mitchner and husband, Curt Mitchner, dated January 03, 1997 and recorded on May 29, 1997 in Book 10470, Page 188, Register's Office for Davidson County, Tennessee. The said Bruce E. Forsyth having since passed on January 2, 2015 leaving Helen M. Forsyth as surviving tenant by the entirety.

Being the same property conveyed to Helen G. Forsyth and Helen M. Forsyth, by Cash Deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., dated May 31, 1988 and recorded on June 02, 1988 in Book 7560, Page 798, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Secretary of Housing and Urban Development, by Warranty Deed from Tennessee Housing and Development Agency, dated June 17, 1987 and recorded on December 11, 1987 in Book 7423, Page 754, Register's Office for Davidson County, Tennessee.

This is improved property located at: **406 Pitts Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of May, 2022.

GRANTORS:

Chad Hall

Laciana Hall

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Hall and Laciana Hall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Joshua A. Terry, 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 5|13|22.

Affiant Signature

5|17|22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5|17|22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON