Karen Johnson Davidson County
Batch# 864856 DEEDWARR
05/31/2022 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,311.19
20220531-0062670

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17417-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,377.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2022.

Notary Public
My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles and Sandra Raff Living Trust P.O. Box 648 San Juan Bautista, CA 95045	New Owner	119-06-0-108.06

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Loren Hall and Margaret Hall, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles M. Raff and Sandra G. Raff, Trustees of the Charles and Sandra Raff Living Trust dated July 24, 2015** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Sterling Heights, Section 7, of record in Book 3600, Page 2, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Loren Hall and Margaret Hall, Husband and Wife by Warranty deed from P. Marshall Bryan and Wife, Sarah Emily Bryan of record in Instrument No. 20141113-0104934 Register's Office for Davidson County, Tennessee, dated November 10, 2014 and recorded on November 13, 2014.

This is improved property located at: **2607 Sterling Boone Drive, Nashville, TN 37210**

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, Grantor has executed this instrument on this 23rd day of May, 2022.

GRANTOR:

Loren Hall

Margaret Hall

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loren Hall and Margaret Hall, the within named bargainor(s), 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 23rd day of May, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Diane March,** 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 the 23rd day of May, 2022.

Affiant Signature
Date 05/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

