This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17247-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17247-RR

Karen Johnson Davidson County
Batch# 865452 DEEDWARR
06/01/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20220601-0062980

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of May, 2022.

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katlin Miller 5788 Brentwood Trace Brentwood, TN 37027	Legacy Home Loans, LLC dba Steadfast Mortgage 4004 Hillsboro Pike Suite 216B Nashville, TN 37215	160-14-0B-088.00-CO

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 **Katlin Miller, an unmarried man**, 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 Unit No. 5788 in Brentwood Trace Condominiums, a Horizontal Property Regime, Located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, a Shown on The Plat of Brentwood Trace Condominiums Recorded in Book 5200, Page 261, Register's Office for Davidson County, Tennessee and Described in a Master Deed Recorded in Book 5524, Page 415, Amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to Which Reference Is Here Made. The Easements, Restrictive Covenants, Conditions and Regulations Imposed Upon and Relating to the Property, Apartments, Co-owners and Tenants of Brentwood Trace Condominiums, Contained in the Master Deed and the by-laws Appended Thereto, Recorded in Book 5524, Page 415, Register's Office for Said County, Amendment to Master Deed, in Book 5545, Page 510, and Amendments to by Laws in Book 5537, Page 988, Register's Office for Davidson County, Tennessee, to Which Reference Is Hereby Made for a More Complete Description Thereof.

Being the same property conveyed to Loren Hall and Margaret Hall by Warranty deed from Irene Rodriguez of record in Instrument No. 20130410-0035530 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on April 10, 2013.

This is improved property located at: **5788 Brentwood Trace, Brentwood, TN 37027**

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 26th day of May, 2022.

GRANTOR:

Loren Hall

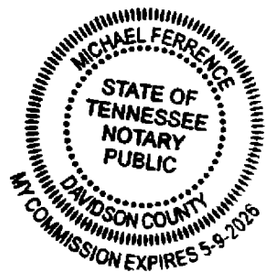
Margaret Hall

STATE OF TENNESSEE
COUNTY OF Davidson

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 26th day of May, 2022.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 5/26/22.

Affiant Signature

5/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

