Karen Johnson Davidson County
Batch# 866227 DEEDWARR
06/02/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20220602-0063585

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $790,000.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2022.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Hall and Sydney Hall	Colten Mortgage LLC	091-12-0 354.00
4400 Delaware Ave	6021 S. Syracuse Way, Suite 104	
Nashville, TN 37209	Greenwood Village, CO 80111	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENZIE DENT SMITH F/K/A KENZIE ELIZABETH DENT AND BRAYDON SMITH, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SYDNEY HALL AND MATTHEW HALL, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 305, Block 38, No. 1 Plan of West Nashville, as shown on plat of record in Plat Book 57, Pages 74 & 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenzie Elizabeth Dent, an unmarried woman, and Braydon Smith, an unmarried man, as tenants in common with right of survivorship, by deed dated 04/15/2020, from Build Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200417-0040468, as corrected in Instrument No. 20200728-0082609, Register's Office for said County.

Kenzie Dent Smith and Kenzie Elizabeth Dent are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4400 Delaware Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 24 day of May, 2022.

Kenzie Dent Smith f/k/a Kenzie Elizabeth Dent

Braydon Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kenzie Dent Smith f/k/a Kenzie Elizabeth Dent and Braydon Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24 day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Ashton Tercit, 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

5/24/22.

Date

Affiant Signature

5/24/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature

My Commission Expires: 7/7/25

Date

Notary's Seal (if on paper)

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025