Karen Johnson Davidson County
Batch# 869536 DEEDWARR
06/10/2022 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220610-0066382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THOUSAND AND 00/100 ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Laci M. Bonner, Trustee of Laci M. Bonner Revocable Living Trust dated April 25, 2022 (NAME)	**NEW OWNER** (NAME)	**088 00 0 073.00**
7408 River Road Pike Nashville, TN 37209 (ADDRESS)	**304 50th Avenue North Nashville, TN 37209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of May, 2022, the undersigned, **MICHAEL E. HALL AND CAROL V. HALL, TRUSTEES OF THE HALL REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2019**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LACI M. BONNER, TRUSTEE OF THE LACI M. BONNER REVOCABLE LIVING TRUST DATED APRIL 25, 2022,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **7408 RIVER ROAD PIKE, NASHVILLE, TN 37209** and more particularly described as follows:

Being a parcel of land in the Second Civil District of Nashville located on the Westerly margin of River Road being Lot No 5 as referenced in the previous deed and being more particularly described as follows:

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Northerly 419.73 feet along said margin from the corner of George K. McCabc of record in Deed Book 9592, Page 628, R.O.D.C.; Thence, leaving said margin with Lot No 4, N73 degrees 33'45"W, 884.43 feet to an iron pin set, Thence, N05 degrees 39'43"E, 477.01 feet to an iron pin set, Thence, S74 degrees 24'13"W, 569.02 feet to an iron pin set; Thence, N80 degrees 49'36"W, 135.01 feet to an iron pin set; Thence, N67 degrees 16'15"W, 395.87 feet to an iron pin set; Thence, N83 degrees 12'44"W, 352.79 feet to an iron pin set in the Easterly line of Randolph Family Partners L.P. of record in Deed Book 10084, Page 485. R.O.D.C.: Thence, with said Randolph, N06 degrees 47'16"E, 635.65 feet to an iron pin set; Thence, leaving Randolph with Lot No. 15, S83 degrees 12'44"E, 327. 26 feet to an iron pin set; Thence, with Lot 9, S83 degrees 12'44" E, 198.22 feet to an iron pin set; Thence, S19 degrees 34'09"W, 306.98 feet to an iron pin set; Thence, with Lot No. 7, S 19 degrees 34'09"W, 302.62 feet to an iron pin set; Thence, S67 degrees 16'15"E, 364.76 feet to an iron pin set; Thence, S80 degrees 49'36"E, 118.09 feet to an iron pin set; Thence, N74 degrees 24'13" E, 631 15 feet to an iron pin set, Thence, with Lot No 6, S05 degrees 39'43" W, 508.73 feet to an iron pin set, Thence, S73 degrees 33'45"E, 848.04 feet to an

iron pin set in the Westerly margin of River Roa;, Thence, with said margin and a curve concave to the East having a central angle of 01 degrees 58'32", a radius of 1457.40 feet and a chord of S22 degrees 07'56" W, 50.25 feet for an arc length of 50.25 feet to the point of beginning containing 410,904 square feet or 9.43 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.

Being the same property conveyed to Michael E. Hall and Carol V. Hall, Trustees of the Hall Revocable Living Trust dated, by Quitclaim Deed from Michael E. Hall and Carol V. Hall, husband and wife, of record in Instrument No. 20191029-0110559, in the Register's Office of Davidson County, Tennessee, dated October 28, 2019 and recorded on October 29, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of May, 2022.

GRANTOR: **THE HALL REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2019**
By: Michael E. Hall
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MICHAEL E. HALL** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **THE HALL REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2019** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 31st day of May, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: **THE HALL REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2019**
By: Carol V. Hall
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CAROL V. HALL** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **THE HALL REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2019** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 31st day of May, 2022.

Notary Public

My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 31, 2022.

Affiant Signature

05/31/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31st day of May, 2022

Notary Public

Notary's Seal:

