Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

D

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220541158

Karen Johnson Davidson County
Batch# 879312 **DEEDWARR**
06/28/2022 10:08:23 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20220628-0074102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Domestic Builders, LLC 9033 Forest Lawn Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 117-04-0-228.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Michael Hall, II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Domestic Builders, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A lot or parcel of land on Cedar Lane in the 7th Civil District of Davidson County, Tennessee described as follows:

Beginning at an iron pin on the Northerly margin of Cedar Lane at the Southwest corner of Lot No. 79 on the Plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, Thence Northwardly 160 feet to an iron pin, in the Southerly margin of an alley, the Northwest corner of said Lot No. 79; thence with said alley Westwardly 74 feet 6 inches to an iron pin , W.S. Walker's Northeast corner thence with his line Southwardly 165 feet to an iron pin in the Northerly margin of Cedar Lane, thence with same Eastwardly 91 feet to the beginning, Register's Office for said County.

Being the same property conveyed to Robert Michael Hall, II, unmarried by Warranty deed from Mary Alice Cooper Green, unmarried of record in Instrument No. 20031229-0183071 Register's Office for Davidson County, Tennessee, dated December 12, 2003 and recorded on December 29, 2003.

Adrianne May Hall joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Robert Michael Hall, II.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property located at 1806 Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of June, 2022.

Robert Michael Hall, II

Adrianne May Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Michael Hall, II and Adrianne May Hall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2022.

Notary Public
My Commission Expires: _____

