**Prepared by and return to:**
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 879646 DEEDWARR
06/28/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220628-0074590

# WARRANTY DEED

Effective as of **23rd day of June, 2022,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Greg Hall and Dianne Hall, a married couple** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Mercatura Group, LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Belle Acres - Section One - Revised, Lots 1 thru 7, 42 thru 44, 46 thru 51, as of record in Plat Book 5200, Page 227, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dianne S. Hall and Greg A. Hall, by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20121005-0091615, in the Register's Office of Davidson County, Tennessee, dated October 01, 2012 and recorded October 05, 2012.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

**TO HAVE AND TO HOLD** this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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** the Grantor's hand in **Davidson** County, State of Tennessee on this the 23 day of June, 2022

GRANTORS:

Greg Hall

Greg Hall

Dianne Hall

Dianne Hall

**STATE OF TENNESSEE**
**COUNTY OF SHELBY**

**On this 22nd day of June, 2022, before me personally appeared Greg Hall and Dianne Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

**Witness my hand, at office, this 23rd day of June, 2022.**

Jessica M Hartley

**Notary Signature**
**My commission expires:** 06/13/2022

JESSICA MARIE HARTLEY
Notary Public Official Seal
State of West Virginia
My Comm. Expires Jun 13, 2023
1000 Bradys Ridge Road Wellsburg WV 26070

New Owner Name and Address to:
Mercatura Group, LLC
2117 Farley Place
Nashville, TN 37210

Property Address:
2117 Farley Place
Nashville, TN 37210

Mail tax bills to:
Mercatura Group, LLC
2117 Farley Place
Nashville, TN 37210

Parcel I.D. Numbers: 095-05-0A-047-00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $230,000.00

AFFIANT

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

NOTARY PUBLIC

Commission expires: 6/2/25

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

**Tennessee Certification of Electronic Document**

I, Jonathan Boggus, 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 June 23, 2022 (date of document).

Affiant Signature

6/27/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

