Karen Johnson Davidson County
Batch# 879666 DEEDWARR
06/28/2022 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20220628-0074610

WHEN RECOREDED MAIL TO:
6100 TENNYSON PARKWAYP
LANO, TX 75024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S&B CAPITAL PROPERTIES, LLC	S&B CAPITAL PROPERTIES, LLC	107 05 0 063.00
3501 RAINBOW PL, NASHVILLE, TN 37204	3501 RAINBOW PL, NASHVILLE, TN 37204	

For good consideration, I (We) **GREG A. HALL AND WIFE, DIANNE S. HALL,** whose mailing address is PO Box 506 Wellsburg WV 26070, hereby bargain, deed and convey to **S&B CAPITAL PROPERTIES, LLC** whose mailing address is 3501 Rainbow Pl, Nashville, TN 37204, following described land in **DAVIDSON** County, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Bel-Air, Section One, of record in Book 2900, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 87 fronts 63.0 feet on the southerly margin of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line in the rear.

Greg A. Hall and wife, Dianne S. Hall, by Warranty Deed from Jeanna M. Buttrey, unmarried dated 03/06/2013 and recorded on 03/06/2013 as Instrument No. 20130306-0022357 in the Office of the Recorder of Davidson County, Tennessee.

APN: 107 05 0 063.00
Property Address: 1921 DABBS AVE, NASHVILLE, TN 37217

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21 day of June, 2022.

Greg A. Hall
GREG A. HALL

Dianne S. Hall
DIANNE S. HALL

STATE OF West Virginia)
) SS.
COUNTY OF Brooke)

On this 21 day of June, 2022, before me personally appeared **GREG A. HALL AND DIANNE S. HALL** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Alison McGrew
Notary Public
My Commission Expires: May 11, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Alison McGrew
Paramount Technologies, Inc.
715 Main Street
Follansbee, WV 26037
My Commission Expires May 11, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Alison McGrew
Paramount Technologies, Inc.
715 Main Street
Follansbee, WV 26037
My Commission Expires May 11, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Greg Hall Daniel S. Hall
Signature of Affiant

STATE OF West Virginia
COUNTY OF Brooke

Sworn to before me this 21 day of June, 2022.

Alison McGrew
Notary Public Alison McGrew
My Commission Expires: May 11, 2025

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Alison McGrew
Paramount Technologies, Inc.
715 Main Street
Follansbee, WV 26037
My Commission Expires May 11, 2025

Name and address for person(s) responsible for taxes:
S&B CAPITAL PROPERTIES, LLC
3501 RAINBOW PL,
NASHVILLE, TN 37204

Name and Address of property owner:
S&B CAPITAL PROPERTIES, LLC
3501 RAINBOW PL,
NASHVILLE, TN 37204

Tennessee Certification of Electronic Document

I, Georgina Ghio, 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 21, 2022 (date of document).

Affiant Signature

June 27th, 2022
Date

State of TEXAS
County of Collin

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

Notary's Signature

MY COMMISSION EXPIRES: 10-15-2025

NOTARY'S SEAL

SHAUN ROBERTSON
Notary ID #133396608
My Commission Expires
October 15, 2025