Joseph C. + Kelli J. Falconberry
4848 Whittier Drive
Old Hickory, TN 37138

Name and Address of New Owner & Send Tax Bills To:
Legacy Mutual Mortgage
3503 Pleasanos Pkwy.
San Antonio, TX 78231

This Instrument Prepared By:
Tennessee Title Services LLC-Mt. Juliet
547 N Mt Juliet Rd, Suite 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 896941 DEEDWARR
08/01/2022 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220801-0087248

Map & Parcel No: 065-09-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hill and Sons LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph C. Falconberry and Kelli J. Falconberry, spouses married to each other,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section III, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 81, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Hill and Sons LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20211229-0171256, in the Register's Office for Davidson County, Tennessee, dated December 21, 2021, recorded on December 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of ~~June~~ July, 2022.

Hill and Sons LLC, a Tennessee Limited Liability Company

By: _____
David W. Hill, Chief Manager

202208010087248

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, Quenn N. Crum of the state and county mentioned, personally appeared David W. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Hill and Sons LLC, the within named bargainor, a Limited Liability Company, and that such David W. Hill as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal, at office in Mt Juliet, **this** 29th **day of** ~~June~~ July (2), **2022.**

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Q n L
Notary Signature
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$416,100.00~~ $410,000.00 (2) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hill and Sons LLC, a Tennessee Limited Liability Company

By: David W. Hill
David W. Hill, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 29th day of ~~June~~ July (2), 2022.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Q n L
Notary Signature
My commission expires: 2/28/2023

202208010087248

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/22.

Affiant Signature

8/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/1/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON