Karen Johnson Davidson County
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Fees: $17.00 Taxes: $0.00
20220815-0092383

This Document Prepared By:
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After Recording, Return and Mail Tax Statements to:
Randy Hall and Lynn Hall
3101 Kennebeck Place
Antioch, TN 37013

ADDRESS OF NEW OWNER: SAME

WARRANTY DEED

RANDY L. HALL and LYNN D. HALL, the GRANTORS,

Whose mailing address is 3101 Kennebeck Place, Antioch, TN 37013;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

RANDY L. HALL and LYNN D. HALL, as trustees of THE 2021 HALL FAMILY TRUST, U/A dated July 27, 2022, the GRANTEE,

Whose mailing address is 3101 Kennebeck Place, Antioch, TN 37013;

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 145 on the Plan of Chatham Pointe of record in Plat Book 6900, pages 444-447, Register's Office for said County.

SAID Lot No. 145, which is a corner lot, fronts 50.00 feet on the northerly margin of Kennebeck Place and fronts 85.00 feet on the easterly margin of Waterford Way, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the easterly line and 75.00 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Randy L. Hall and spouse, Lynn D. Hall, by the deed from Margaret F. Sanders, unmarried, dated August 25, 2000, Document Number 200009290095266, Register's Office for Davidson County, Tennessee.

More commonly known as 3101 Kennebeck Place, Antioch, TN 37013;

Assessor's Parcel Number: 151-01-A-145.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together will all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 27th day of July, 2022.

Randy L. Hall

RANDY L. HALL

Lynn D. Hall

LYNN D. HALL

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

On this 27th day of July, 2022, before me, the undersigned, personally appeared RANDY L. HALL and LYNN D. HALL, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-14-2025

We hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Randy L. Hall

RANDY L. HALL, Affiant

Subscribed and sworn before me this 23rd day of August, 2021.

NOTARY PUBLIC

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-14-2025