Karen Johnson Davidson County
Batch# 905446 DEEDWARR
08/19/2022 09:50:04 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220819-0093914

WARRANTY DEED

MAIL RECORDED DEED TO:

JACQUELINE BERGERON
RUSSO LAW GROUP, P.C.
100 QUENTIN ROOSEVELT BLVD.
SUITE 102
GARDEN CITY, NY 11530

OWNER (SEND TAX BILLS TO):

REBECCA HALE, TRUSTEE
200 MADISON AVENUE
VALHALLA, NY 10595

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GERALD HALE and VALERIE HALE, husband and wife (herein, "Grantor"), whose address is 200 Madison Avenue, Valhalla, NY 10595, hereby sells, transfers and conveys to REBECCA HALE, TRUSTEE, or any successors in trust, under the HALE FAMILY TRUST dated May 19, 2022 (herein, "Grantee"), whose address is 200 Madison Avenue, Valhalla, NY 10595, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2603 Tiffany Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 08405001900

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 19th day of May, 2022.

GRANTOR:

Gerald Hale

GERALD HALE

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GERALD HALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2022.

[Affix Notary Seal]

Kim Christian

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/19/25

KIM CHRISTIAN
Notary Public, State of New York
No. 02CH6133677
Qualified in Nassau County
Commission Expires 09/19/2025

GRANTOR:

Valerie Hale

VALERIE HALE

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, VALERIE HALE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2022.

[Affix Notary Seal]

Kim Christian

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/19/25

KIM CHRISTIAN
Notary Public, State of New York
No. 02CH6133677
Qualified in Nassau County
Commission Expires 09/19/2025

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF Nassau

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

HALE FAMILY TRUST dated May 19, 2022

REBECCA HALE, Trustee

Subscribed and sworn to under oath before me, this 19th day of May, 2022 by REBECCA HALE, as Trustee of HALE FAMILY TRUST dated May 19, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/19/25

KIM CHRISTIAN
Notary Public, State of New York
No. 02CH6133677
Qualified in Nassau County
Commission Expires 09/19/2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Tiffany Terrace, as of record in Plan Book 2654, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20140502-0037310, on May 2, 2014.

PIN NO: 08405001900

STREET ADDRESS:

2603 Tiffany Drive, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.