Karen Johnson Davidson County
Batch# 910734 DEEDWARR
08/31/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20220831-0098262

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $352,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22 day Aug 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Emily Hale
277 Bell Road
Nashville, TN 37217-4149

SEND TAX BILLS TO:
Emily Hale
277 Bell Road
Nashville, TN 37217-4149

MAP AND PARCEL NUMBER: Tax ID #: 14904005300

WARRANTY DEED
22NT01160

Effective the 22nd Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kenneth Hale and wife, Lorinda Hale

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emily Marie Hale

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 304, on the Plan of Edge-O-Lake, Section 5, as of record in Book 3500, page 126, Register's Office for Davidson County, Tennessee.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Kenneth Hale and wife, Lorinda Hale by Quitclaim Deed from Christine B. Hale, a single person dated 06/20/1996 recorded 06/20/1996 in Book 10093, Page 451, as Document Number 0195029, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 277 Bell Rd, Nashville, TN 37217-4149

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 22nd day of August, 2022.

Lorinda Hale

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Lorinda Hale**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

By: _____ Attorney-in-fact
Kenneth Hale by Lorinda Hale, attorney-in-fact

State of Tennessee
County of Davidson

On this 22nd day of August, 2022, before me personally appeared Lorinda Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth Hale, and who acknowledged that she executed the same as the free act and deed of Kenneth hale.

Witness my hand and official seal at office, this 22nd day of August, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Beth Turner 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 8/22/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 of August, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24