Karen Johnson Davidson County
Batch# 915330 DEEDWARR
09/12/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220912-0101805

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18793-DS

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of September, 2022.

NOTARY PUBLIC

My commission expires: 3-6-2024

RACHEL MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paul Elias Attea and Geneva Petschulat	New Owner	044-15-0-187.00
(NAME)	(NAME)	
806 Jones Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Stephen Hall and Adam Hall and Jonathan Hall, heirs at law of Charles Henry Hall, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul Elias Attea and Geneva Petschulat**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 225, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES H. HALL, JR., UNMARRIED, by deed from CASSANDRA F. SAWN, UNMARRIED, of record in Book 9275, page 485, dated March 9, 1994, said Register's Office.

CHARLES H. HALL, JR. aka CHARLES HENRY HALL, JR., died intestate on or about October 26, 2021, leaving STEPHEN HALL, ADAM HALL and JONATHAN HALL as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

202209120101804

This property is __unimproved _X_improved property known as: 806 Jones Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 2nd & 7th day of September, 2022.

Stephen Hall

Stephen Hall

Adam Hall

Adam Hall

Jonathan Hall

Jonathan Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Hall, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/07/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2022

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

