Karen Johnson Davidson County
Batch# 916972 DEEDWARR
09/15/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220915-0102907

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

File No. JN-22-3024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nasiya Acklen	Same Owner	
(NAME)	(NAME)	092-06-0-089.00
2418 Morena Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Alvin Hall III, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nasiya Acklen, Unmarried Woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Heffernan Place of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ms. Mary A. Bills and William Bills by deed from Sylvester Davis and wife Laura E. L. Davis of record in Book 5879, page 707, Register's Office for Davidson County, Tennessee, dated April 30, 1982 and recorded on April 30, 1982. Mrs. Mary A. Bills died leaving William Bills the surviving tenant by the entirety.

Being a portion of the same property conveyed to Deborah Pinkston by Quitclaim deed from William Bills of record in Book 10655, page 706, Register's Office for Davidson County, Tennessee, dated October 22, 1997 and recorded on October 23, 1997.

Being the same property conveyed to Allantye M. Love, a single woman by Quitclaim deed from Deborah Pinkston a/k/a Deborah D. Dangerfield, single of record in Instrument No. 20180830-0085945 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018.

Being the same property conveyed to Allantye M. Love and Alvin Hall, III by Quitclaim deed from Allantye M. Love of record in Instrument No. 20200805-0086739 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on August 05, 2020.

Being the same property conveyed to Alvin Hall, III by Quitclaim deed from Allantye M. Love of record in Instrument No. 20220324-0034092 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on March 24, 2022.

This is property more commonly known as 2418 Morena Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hand this 13th day of September, 2022.

Alvin Hall, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2022, before me personally appeared Alvin Hall, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Jill Neely, 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 **09/13/2022**.

Date

Jill M Neely

Affiant Signature

09/15/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **September**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)