RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
Michael Farrell and Kristen Rheam
1900 Church Street #402
Nashville, TN 37203

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 941796 DEEDWARR
11/16/2022 10:25:27 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20221116-0121954

BOX 10-A

Map & Parcel No: 081-02-0-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robin Hall Domeier and Kelli E. Hall**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Farrell, and Kristen Rheam, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 50 feet on the south side of Kellow Street and runs back between parallel lines 105 feet to a 10 foot alley.

Being the same property conveyed to Larry E. Hall, unmarried by Warranty deed from Shavkat Ashurov, unmarried of record in Instrument No. 20150702-0064140 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 2, 2015.

Larry Eugene Hall died intestate May 20, 2021, his estate being fully administered through Davidson County Probate Court, Docket No. 21P1271.

Being the same property conveyed to Robin Hall Domeier and Kelli E. Hall by Quitclaim deed from Kelli E. Hall, Administrator of the Estate of Larry E. Hall of record in Instrument No. 20220721-0083632 Register's Office for Davidson County, Tennessee, dated July 21, 2022 and recorded on July 21, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of November, 2022.

Robin Hall Domeier by Kelli Hall, her Attorney-In-Fact (SEAL)
Robin Hall Domeier by Kelli Hall, her Attorney-In-Fact

Kelli E Hall (SEAL)
Kelli E. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 14th day of November, 2022.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th Day of November 2022, before me personally appeared **Kelli E. Hall** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Robin Hall Domeier,** and acknowledged that she executed the same as the free act and deed of the said **Robin Hall Domeier**

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Witness my hand and seal this 14th day of November, 2022.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of November, 2022.

Notary Public
My commission expires:_____

File No. GNT-22-2482

