Karen Johnson Davidson County
Batch# 943198 DEEDWARR
11/21/2022 10:00:30 AM 6 pgs
Fees: $33.00 Taxes: $1,979.50
20221121-0123031

WARRANTY DEED

PREMIER-H22274

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF November, 2022.

Carmen Coats
Notary Public

(Affix Seal)

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Top Shelf Investments, LLC	Top Shelf Investments, LLC	043.01-0-101.00
4438 Long Lane	4438 Long Lane	
Franklin, TN 37064	Franklin, TN 37064	

For and in consideration of the sum of TEN DOLLARS, 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, **BRANDON LEE HALE and NATHAN ALAN HALE and MIKEAL SHANE HALE and KRISTOPHER RYAN HALE, HEIRS AT LAW, and BRANDON LEE HALE as Personal Representative, of the Estate of Randy Lynn Hale**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **TOP SHELF INVESTMENTS, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 236.6 feet of Lot "H" on the Corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, of record in Book 332, Page 110, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said part of Lot "H" fronts 236.6 feet on the westerly side of Pierce Road and runs back between parallel lines, with the southerly margin of Shannon Avenue 318 ½ feet to the line between Lots "I" and "H".

Being the same property conveyed to Randy Lynn Hale by deed from Debra Lynn Gardner of record in Inst. No. 200801180005913, recorded on 01/18/2008, Register's Office for Davidson County, Tennessee.

Randy Lynn Hale died intestate on 1/3/2022, leaving Brandon Lee Hale, Nathan Alan Hale, Mikeal Shane Hale, Kristopher Ryan Hale, heirs at law. Affidavit of Heirship of record in Inst. No, 20221104-0118947, Register's Office for Davidson County, Tennesee.

( ) unimproved
This is (X) improved property known as 1017 Pierce Road, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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(s) this 11 day of November, 2022 :

Brandon Lee Hale, Personal Representative

Brandon Lee Hale, Heir-At-Law

State of IN)
County of Warrick)

Before me, Donna M. Blanchard, a Notary Public of the state and county aforementioned, personally appeared **BRANDON LEE HALE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Personal Representative of the Estate of Randy Lynn Hale, the within name bargainor, and that such person, as Personal Representative, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 11th day of Nov, 2022.

Notary Public

My Commission Expires: 2-4-25

DONNA M BLANCHARD
NOTARY PUBLIC
STATE OF INDIANA
County of Residence: Vanderburgh
Commission No. 696154
My Commission Expires February 4, 2025

STATE OF IN
COUNTY OF Warrick

Personally appeared before me, Donna M. Blanchard, a Notary Public in and for said County and State, the within named , **BRANDON LEE HALE, Heir At Law,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Newburgh, IN, this 11th day of November, 2022.

Notary Public

My Commission Expires: 2-4-25

DONNA M BLANCHARD
NOTARY PUBLIC
STATE OF INDIANA
County of Residence: Vanderburgh
Commission No. 696154
My Commission Expires February 4, 2025

Witness my/our hand(s) this 11 day of November, 2022 :

Nathan Alan Hale

NATHAN ALAN HALE, Heir-At-Law

STATE OF IN

COUNTY OF Warrick

Personally appeared before me, Donna M. Blanchard, a Notary Public in and for said County and State, the within named , **NATHAN ALAN HALE, Heir At Law,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Newburgh, IN, this 11th day of November, 2022.

Donna M Blanchard

Notary Public

My Commission Expires: 2-4-25

DONNA M BLANCHARD
NOTARY PUBLIC
STATE OF INDIANA
County of Residence: Vanderburgh
Commission No. 696154
My Commission Expires February 4, 2025

Witness my/our hand(s) this 11 day of November, 2022 :

Mikeal Shane Hale

MIKEAL SHANE HALE, Heir-At-Law

STATE OF Kentucky

COUNTY OF Jessamine

Personally appeared before me, Leslie Ann Hackworth, a Notary Public in and for said County and State, the within named , **MIKEAL SHANE HALE, Heir At Law,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Jessamine, Kentucky, this 14 day of November, 2022.

Leslie Ann Hackworth

Notary Public

My Commission Expires 03/17/2024

LESLIE ANN HACKWORTH
NOTARY PUBLIC
KYNP5250
MY COMMISSION EXPIRES
03/17/2024
COMMONWEALTH OF KENTUCKY

Witness my/our hand(s) this 11 day of November, 2022 :

Kristopher Ryan Hale

KRISTOPHER RYAN HALE, Heir-At-Law

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, William Austin Taylor Brigman, a Notary Public in and for said County and State, the within named , **KRISTOPHER RYAN HALE, Heir At Law,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that KRH executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville TN, this 11 day of November, 2022.

William at Brigman

Notary Public

My Commission Expires: 09/28/25

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 21, 2022 (date of document).

Affiant Signature

November 21, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023