WARRANTY DEED

Karen Johnson Davidson County
Batch# 951334 DEEDWARR
12/14/2022 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20221214-0129494

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Dec, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER GRESSETT
Notary Public, State of Texas
Comm. Expires 12-23-2024
Notary ID 130644748

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Craig Hall	**Craig Hall**	042 07 0A 158.00
(NAME)	(NAME)	
548 Heritage Lane	**548 Heritage Lane**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Alan David Kaufmann, a single man and Marc Christopher Phelps, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Craig Hall and Adalgisa Hall, husband and wife,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 412, on the Plan of Heritage Square, Phase Four, of record in Plat Book 6250, Page 178, 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 Alan David Kaufmann, single man, and Marc Christopher Phelps, single man, by Quit Claim Deed from Nabode, LLC, a Georgia limited liability company, of record in Instrument No. 20200731-0084589, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on July 31, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 548 Heritage Lane, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 9th day of December, 2022.

Alan David Kaufmann

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9th day of December, 2022, before me personally appeared Alan David Kaufmann 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 (or person's) free act and deed.

Notary Public

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202212140129494

Marc Christopher Phelps

STATE OF Georgia
COUNTY OF Effingham

On this 13th day of December, 20 22, before me personally appeared Marc Christopher Phelps, 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 (or person's) free act and deed.

Notary Public

KIM RIEDMAN NOTARY PUBLIC Comm. Exp. 04/27/25 EFFINGHAM COUNTY, GA

My Commission Expires: 4-27-25

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, A Rebecca Lower, 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 12/12/2022.

Date

Kellie Deffer

Affiant Signature

12/13/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 13 day of December, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024