WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED, EIGHTY-FIVE THOUSAND DOLLARS, AND NO CENTS ($385,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 954370 DEEDWARR
12/22/2022 09:34:44 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20221222-0132000

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Brian Robert Quigley and Martha Quigley (NAME)	**NEW OWNER** (NAME)	**128 14 0 179.00**
8036 Stallion Court Nashville, Tennessee 37221 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of November, 2022, the undersigned, **MARCUS ANDREW HALL, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRIAN ROBERT QUIGLEY AND MARTHA QUIGLEY, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **8036 STALLION COURT, NASHVILLE, TENNESSEE 37221** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Stacy Square, Section 2, as shown by plat and survey of record in Plat Book 4175, Page 30, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Said Lot No. 41 fronts 32.54 feet on the Westerly margin on the terminus of Stallion Court and extends back 144.6 feet on the Northerly line and 180.5 feet along the Southerly line to a dead line in the rear, measuring 140.10 feet thereon.

Being the same property conveyed to Marcus Andrew Hall, a Single Man, by Warranty Deed from Nashville Now Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210202-0014860, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021, and recorded on February 02, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of November, 2022.

GRANTOR: Marcus Andrew Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARCUS ANDREW HALL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of November, 2022.

Notary Public

My Commission Expires:

DELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY