Karen Johnson Davidson County
Batch# 1009392 DEEDWARR
05/31/2023 01:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20230531-0041036

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1825

STATE OF TENNESSEE
COUNTY OF Davidson 37655

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of May, 2023

Notary Public

Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Herzog and Brandon Nelson 2103 Tinnin Road Goodlettsville, TN 37072	Cadence Bank 2278 West Jackson Street, Building C, 2nd Floor, Tupelo MS 38801	007-00-0-203

WARRANTY DEED

FOR AND IN 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,

Kenneth Hall, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Herzog and Brandon Nelson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TINNIN ROAD ESTATES - TRACT #8 - BEING located in Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the northeast corner of Tract #7 of Tinnin Road Estates (5.08 acres as per survey of same date), also being 441.14 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said

Tract #7 South 86 degrees 43 minutes 11 seconds West 1037.05 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) North 05 degrees 22 minutes 18 seconds East 517.15 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 344.49 feet to an iron rod; thence with line of Tract #9 of Tinnin Road Estates (5.01 acres as per survey of same date) South 05 degrees 22 minutes 18 seconds West 346.51 feet to an iron rod; thence South 84 degrees 37 minutes 42 seconds East 444.60 feet to an iron rod; thence North 86 degrees 43 minutes 11 seconds East 225.00 feet to an iron rod in the west margin of Tinnin Road; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 56 minutes 48 seconds, a radius of 979.93 feet, a tangent length of 25.20 feet, and a chord of South 10 degrees 25 minutes 44 seconds East 50.39 feet; thence along said curve an arc length of 50.40 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

Being the same property conveyed to Kenneth Hall and wife, Gail Hall by Warranty deed from Gourley & Associates, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20010731-0081124 Register's Office for Davidson County, Tennessee, dated July 12, 2001 and recorded on July 31, 2001. (Value of consideration shown in aforementioned deed $41,332.50.)

Gail Hall having since deceased on June 18, 2020, vesting Kenneth Hall as surviving tenant.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 2103 Tinnin Road Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2103 Tinnin Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 30th day of May, 2023.

Kenneth Hall

Kenneth Hall

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
JB

On this 30th day of May, 2023, before me personally appeared Kenneth Hall, 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 30th day of May, 2023.

Notary Signature
My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/30/23 (date of document).

Affiant Signature

5/30/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

