Karen Johnson Davidson County
Batch# 1032783 DEEDWARR
07/31/2023 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230731-0059019

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 31st day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 10/21/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nataly Bonilla Morales	New Owner	162-04-0-048.00
(NAME)	(NAME)	
4933 Shihmen Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Marvin K. Hall and Linda J. Hall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nataly Bonilla Morales,** an unmarried woman 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:

Being Lot No. 143, Antioch Park, Section 4, of record in Book 4300, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 143 fronts 110.90 feet on the northwesterly margin of Shihmen Drive and extends back 140.0 feet on the northeasterly line and 122.5 feet on the southwesterly line to a line in the rear measuring 66.96 fee thereon.

Being the same property conveyed to Marvin Kenneth Hall and wife, Linda Jane Hall from Joseph A. Morera and wife, Lourdes S. Morera by Deed on March 25, 1974, of record in Book 4800, Page 79, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4933 Shihmen Drive, Antioch, TN 37013
(House Number) (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.

Witness my/our hands this 28th day of July, 2023.

Marvin K. Hall

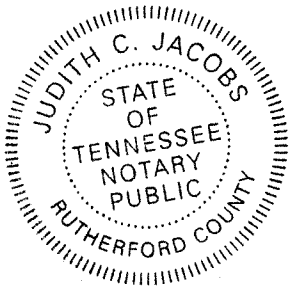
Linda J. Hall

State of Tennessee
County of Davidson

Personally appeared before me Marvin K. Hall and Linda J. Hall, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2023.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23



File No.: 202307004

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/28/2023 (date of document).

Jennifer Russell
Affiant Signature

7/31/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

