This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21329-AP

Karen Johnson Davidson County
Batch# 1038436 DEEDWARR
08/15/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20230815-0063574

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $417,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2023.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa L. Clemons Jimmy R. Clemons 9996 Parker Lake Circle Navarre, FL 32566	New Owner	133-07-0-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, **Loren Hall and Margaret Hall, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa L. Clemons and Jimmy R. Clemons, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71, Section 1, on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows: Lot No. 71 fronts 80 feet on the Northerly side of Goodland Road and runs back between lines 235 feet on the Westerly side and 226.9 feet on the Easterly side to a dead line in the rear and measured 80.2 feet on said dead line.

Being the same property conveyed to Loren Hall and Margaret Hall, by Warranty Deed from Edward J. Michael, of record in Instrument No. 20150930-0099419, in the Register's Office of Davidson County, Tennessee, dated September 24, 2015 and recorded on September 30, 2015.

This is improved property located at: **3326 Goodland Road, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2023.

GRANTOR:

Loren Hall

Margaret Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loren Hall and Margaret Hall, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8-14-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-14-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM