Karen Johnson Davidson County
Batch# 1039355 DEEDWARR
08/17/2023 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230817-0064122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

37793

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

DM-HF-23-906B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kailey Hall and Robert A. Hall	**Capital City Home Loans**	
(NAME)	(NAME)	**072 09 3P 002.00**
906 B Cahal Ave	**50 Chastain Center Blvd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Kennesaw, GA 30144**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKSON BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAILEY HALL, A SINGLE WOMAN, AND ROBERT A. HALL, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 906B of Ninehundredsix Cahal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ninehundredsix Cahal Avenue, a Horizontal Property Regime, of record in Instrument No. 20220519-0058347, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Jackson Builders LLC, by Warranty Deed from Lissie Ann Tayse, of record in Instrument No. 20220412-0042409, in the Register's Office of Davidson County, Tennessee, dated April 05, 2022 and recorded on April 12, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Springdale Subdivision, as recorded in Plat Book 974, Page(s) 18.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220519-0058347.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230523-0038809.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 072 09 3P 002.00
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **906 B Cahal Ave, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 16 DAY OF AUGUST, 2023.

Jackson Builders, LLC

BY: _____
Roberto Gutierrez
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERTO GUTIERREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of JACKSON BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of August, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 8/16/23 (date of document).

Affiant Signature

8/16/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

