RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QTN-16666-2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-23-814

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048811 **DEEDWARR**
09/12/2023 10 34 00 AM 2 pgs
Fees $13 00 Taxes $2,960 00

20230912-0071503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2023

NOTARY PUBLIC

My commission expires _____

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Grace Jackson 814 Olympic Street Nashville, TN 37203	Same as new owner	105-02-0A-002-00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 Dollars ($800,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **ZACHARY HALL, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GRACE JACKSON, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Unit No "B", together with the appurtenant interest in the common elements of Olympic Corner, a horizontal property regime with private elements established by Declaration in Instrument No 20150326-0026342, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No 2 on the Plan of Section One Hundred, Edgehill Estates, as of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Zachary Hall, a Single Man, by Warranty Deed from Brian Przepyszny, a Married Man, of record in Instrument No 20200226-0021366, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020, and recorded on February 26, 2020 **The said Zachary Hall having since married.**

Claire Hall, Spouse of Grantory, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is ___unimproved X___ improved property, known as **814 Olympic Street, Nashville, TN 37203**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 8th day of September, 2023

GRANTOR(S)

Zachary Hall

Claire Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Zachary Hall and Claire Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 8 day of September, 2023

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public

Katherine Warren
Printed Notary Name

My commission expires 3/22/26