Karen Johnson Davidson County
Batch# 1073559 DEEDWARR
11/20/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20231120-0090283

WARRANTY DEED

NANCE-H23321

STATE OF Tennessee
COUNTY OF Bedford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF November, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 8-16-2023

MEGGY LYNN CARR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Madison B. Nance and Amanda D. Nance		7-70.00
2317 Tinnin Road	New Owner	
Goodlettsville, TN 37072		

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, I/we, MICHAEL T. HALL AND WIFE, KATHY B. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MADISON B. NANCE AND AMANDA D. NANCE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1:
Land in the 10th Civil District of Davison County, Tennessee, being known as Tract "G" on the unrecorded map made by Zack O. Myers of the Hensen Property and described according to a copy of a survey thereof made by Richard B. Omohundro, Surveyor, February 6, 1960, as follows:

Beginning at a point in the center line of Tinnin Road at the common corner of Lots G and H; thence with the line between said Lots, South 45 degrees 13 minutes West 288 feet to a corner of Lot J; thence with the line between Lots G and J South 17 degrees 52 minutes East 187.2 feet to a corner of Lot F; thence with the line between Lots F and G, North 48 degrees 35 minutes East 428 feet to the center of Tinnin Road; thence with the corner of said road North 60 degrees 42 minutes West 200 feet to the point of beginning.

The above described tract is subject to a 20 foot wide easement for installation maintenance of a certain drain benefiting the Fate Lannon Heirs Property, recorded in Deed Book 3345, page 327, in said Register's office, severing the above described tract and extending 10 feet to each side of the centerline being more particularly described as follows:

Being the same property conveyed to Michael T. Hall and wife, Kathy B. Hall by warranty deed from Scott W. Richardson and wife, Danielle S. Richardson of record in Instrument No. 200408260103627, recorded on 08/26/2004.

This conveyance is subject to taxes for the current year and subsequent years, easements, and restrictive covenants of record.

This is(X) improved property known as 2317 Tinnin Road, Goodlettsville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17 day of November, 2023 :

Michael T. Hall

Kathy B. Hall

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named MICHAEL T. HALL AND WIFE, KATHY B. HALL, the bargainor(s), 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 official seal at Hendersonville, Tennessee, this 17th day of November, 2023.

Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 11-2023 (date of document).

Jami K Averwater
Signature

11-20-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of November, 2023.

Vicki Sheridan
Notary's Signature
MY COMMISSION EXPIRES: 09/20/2025
Seal

