THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1091007 DEEDWARR
01/12/2024 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240112-0002727

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Katherine Kerns Hall, as Trustee, Affiant

Subscribed and sworn to before me,
this 11th day of January, 2024.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Graves Scott Hall and Katherine Kerns Hall, Co-Trustees of the Scott and Kathy Hall Revocable Trust 215 Lauderdale Road Nashville, TN 37205	Graves Scott Hall and Katherine Kerns Hall, Co-Trustees of the Scott and Kathy Hall Revocable Trust 215 Lauderdale Road Nashville, TN 37205	103-12-072.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **GRAVES SCOTT HALL and wife, KATHERINE KERNS HALL** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **GRAVES SCOTT HALL and KATHERINE KERNS HALL, as Co-Trustees of the SCOTT AND KATHY HALL REVOCABLE TRUST administered under agreement dated January 11, 2024** (the "Grantee"), its successors and

assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 and the Southerly 15 feet of Lot 9, on the plan of Block "I", Cherokee Park, Second Section, as shown by plat of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, according to a survey by Campbell Surveying Co., Inc., dated June 26, 1987 as follows:
>
> Said Lot No. 8 and part of Lot No. 9 front together 75 feet on the Westerly side of Lauderdale Road and run back 123.20 feet on the Southerly line and 123 feet on the Northerly line to a dead line, whereon it measures 75 feet.
>
> Being the same property conveyed by John R. Pinkston and Carrie Pinkston, husband and wife, to Graves Scott Hall and Katherine Kerns Hall, husband and wife, by deed dated October 21, 2016, recorded as Instrument No. 20161024-0112019, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to:
>
> 1. The Open-End Deed of Trust of record as Instrument No. 20170202-0011271, Register's Office of Davidson County, Tennessee from Graves Scott Hall and Katherine Kerns Hall to First Tennessee Bank National Association.
> 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.
> 6. Other matters of public record.
>
> This is improved property commonly known as 215 Lauderdale Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 11th day of January, 2024.

GRAVES SCOTT HALL

KATHERINE KERNS HALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRAVES SCOTT HALL and KATHERINE KERNS 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 official seal on this 11th day of January, 2024.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 January 11, 2024

1-12-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of January, 2024.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

