Karen Johnson Davidson County
Batch# 1092020 DEEDWARR
01/22/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240122-0003476

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this the 12th day of January, 2024. Notary Public My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wild West Realty Group, LLC	New Owner(s)	072-03-0-119.00
7221 Highway 70 South, Apt 505		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MEGAN HALL, A MARRIED PERSON, JENNIFER ROBERTS, A SINGLE PERSON, JEFFERY HALL, A SINGLE PERSON, MICHAEL ROBERTS, A SINGLE PERSON, HEIRS-AT-LAW OF LULA BELLE HALL AND MEGAN HALL IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LULA BELLE HALL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILD WEST REALTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 170 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Albert E. Hall, Jr., and wife Lula Belle Hall by Warranty Deed from Robert B. Beck and wife, Martha Lu Beck dated April 1, 1988 and recorded April 6, 1988 in Book 7510, Page 54, Register's Office of Davidson County, Tennessee.

Albert E. Hall, Jr., having died on May 21, 1999, leaving Lula Belle Hall as sole tenant by the entirety.

Lula Belle Hall having died intestate on February 11, 2022; see probate case filed of record in Docket No. 22P1737 in the Second Circuit Court for Davidson County, Tennessee - Probate Division. Megan Hall, Jeffery Hall, Jennifer Roberts, and Michael Roberts constituted all of the heirs-at-law of Lula Belle Hall at her date of death. Also see Affidavit of Heirship of record as Instrument No. 20240103-0000725, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1129 Howard Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of January, 2024.

Megan Hall

Jennifer Roberts

Jeffery Hall

Michael Roberts

Estate of Lula Belle Hall

By: _____
Megan Hall, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Megan Hall, Jennifer Roberts, Jeffery Hall, Michael Roberts, 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 this 10 day of ~~January~~, 2024.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Megan Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument, in her capacity as Administratrix of the Estate of Lula Belle Hall, for the purposes therein contained.

Witness my hand and seal this 10 day of January, 2024.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 12, 2024** (date of document).

Affiant Signature

January 18, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 18th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25