This instrument prepared by:
Shawn Stevens
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1123763 DEEDWARR
04/17/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20240417-0027263

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $245,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of APRIL, 2024

Notary Public
My Commission expires 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Hostettler Realty, LLC
3504 Abbott Martin Road
Nashville, TN 37215

SEND TAX BILLS TO:
Hostettler Realty, LLC
3504 Abbott Martin Road
Nashville, TN 37215

MAP AND PARCEL NUMBER: 13301027800

WARRANTY DEED
24NT00325

Effective the 9 Day of APRIL, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Michelle J. Hall, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hostettler Realty, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 262 on the Map of Sunrise Heights, Second Plan of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee.

SAID lot fronts 50 feet on the South side of Raymond Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michelle J. Hall from Billy J. Thompson, Sr. and wife Delores E. Thornton, by Warranty Deed dated 04/28/2006 and recorded 05/02/2006 in Instrument No. 20060502-0050750, Register's Office of said County.

This is an improved property commonly known as: 513 Raymond St, Nashville, TN 37211-2831

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 9 day of APRIL, 2024

Michelle J Hall

Michelle J. Hall

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michelle J. Hall, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of APRIL, 2024.

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-9-24 (date of document).

Affiant Signature

4-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

