WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ ROBERTSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CHERI N. HEAD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 23, 2025

Karen Johnson Davidson County
Batch# 1151739 DEEDWARR
06/27/2024 11:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048373

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Hall Company, LLC	NEW OWNER	Robertson County 140-030.00
(NAME) 2330 Industrial Court	(NAME)	140 030.00 S/I 1 and Davidson County 006-00-0-106.00
(ADDRESS) Greenbrier, TN 37073	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Carrie M. Kaukas, a widow, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto The Hall Company, LLC, ,a Tennessee limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Robertson County, Tennessee, and also lying in Davidson County, Tennessee, being a portion of the James Edward Swift property, described according to a survey by William A. Cummings, dated December 19, 1983, as follows: All that tract of land in Lot No. 1, 2, and 3, of the Final Plat of Ann Mayes Lots, as shown on plat of record in Plat Book 23, Page 34, in the Register's Office of Robertson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Carrie M. Kaukas and Walter Kaukas by Warranty Deed from Mona Tisdale, Executrix of The Estate of Ann O. Mayes, dated 08/26/2022, of record in Record Book 2203, Page 475, Register's Office for Robertson County, Tennessee. * The said Walter Kaukas died on 01/24/2023, leaving the said Carrie Kaukas the sole surviving tenant by the entirety. * and in instrument NO. 20220908-0100501 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unImproved ☐

This is improved ☒ 6042 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2353020
Warranty Deed TN

John West, Register
Robertson County Tennessee
Rec #: 354862 Instrument #: 430413
Rec'd: 15.00 Recorded
State: 617.90 6/18/2024 at 10:23 AM
Clerk: 1.00 in Record Book
Other: 2.00 2327
Total: 635.90 Pages 974-976

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 assigns forever; and we do covenant with the said GRANTEE(S) 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, 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(S), his/her/their 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.

Effective the 13th day of June, 2024.

Carrie M. Kaukas

Carrie M. Kaukas

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie M. Kaukas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of June, 2024.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Certificate of Authenticity

I, Gary L. Dilliha, 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 June 13, 2024.

Affiant Signature

6-13-24
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on June 13, 2024.

Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)