WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222966 DEEDWARR
01/03/2025 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20250103-0000497

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$430,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 31ST DAY OF DECEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 121224

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Alexander Joseph Hall 207 Hasty Drive Goodlettsville, TN 37072	New Owner	025 14 0 015.00

For and in consideration of the sum of Four Hundred Thirty Thousand And 0/100 ($430,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

THE ESTATE OF WILLIE JUNE DOUGLAS

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ALEXANDER JOSEPH HALL, A SINGLE MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 42, on the Plan of Solitude Acres, Part Two, Section Two, of record in Plat Book 4300, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Leslie G. Douglas et ux, Willie June Douglas by Installment Deed from Doyle R. Hasty et ux, Ruby W. Hasty of record in Book 4831, Page 260, dated July 3, 1972, and recorded July 3, 1972, Register's Office for Davidson County, Tennessee.

Leslie G. Douglas having died on May 13, 1997.

Willie June Douglas having died on July 27, 2024, and her Last Will and Testament having been probated under Case No. 24P-1660 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 207 Hasty Drive, Goodlettsville, TN 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(S), their heirs and/or 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), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR THE ESTATE OF WILLIE JUNE DOUGLAS to ALEXANDER JOSEPH HALL FOR THE TRANSFER OF PROPERTY LOCATED AT 207 HASTY DRIVE, GOODLETTSVILLE, TN 37072.]

Witness our/my hand on the 31st day of December, 2024.

The Estate of Willie June Douglas

By: Timothy Douglas
Its: Executor

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, of the state and county aforesaid, personally appeared Timothy Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Willie June Douglas, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing as Executor.

Witness my hand and official seal this 31st day of December, 2024.

Notary Public
My Commission Expires: 08-13-2025

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Timothy Landon Douglas
Heir

Barry Glynn Douglas
Heir

STATE OF ~~TENNESSEE~~
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Landon Douglas and Barry Glynn Douglas, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2024.

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 08-13-2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 1.2.2025.

Kimberly Hollingshead, Esq.

Jan. 2, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2025.

Notary Signature

My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON