WARRANTY DEED

Karen Johnson
Batch # 1272492
05/13/2025 02 44 35 PM
Fees $13 00 Taxes $821 40

Davidson County
DEEDWARR
2 pgs

20250513-0037691

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**080-08-0-222.00**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 consideration, the receipt of which is hereby acknowledged, **ALLEN HALL, III, ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 98 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, Page 49, Register's Office for said county.

Said Lot No 98 fronts 57.0 feet on the Southerly side of Hinkle Drive and runs back between lines 102.75 feet on its Easterly line and 125 4 feet on its Westerly line to a broken line in the rear on which it measures 71 15 feet

Being the same property conveyed to Allen Frank Hall, Jr. et ux Margaret Ann Hall by Warranty Deed from J Arthur Spann et ux Lena L Spann of record in Book 4624, page 42, Register's Office for Davidson County, Tennessee, dated July 26, 1972 and recorded on August 01, 1972 The said Margaret Ann Hall died on January 16, 2024, leaving Allen Frank Hall, Jr. as the surviving tenant by the entirety

The said Allen Frank Hall, Jr died testate on May 20, 2024. His interest in the subject property vested at death in Allen Frank Hall, III pursuant to his duly probated Last Will and Testament in Docket Number 24P1672 in The Seventh Circuit Court for Davidson County, Tennessee at Nashville.

The said Allen Frank Hall, III hereby additionally joins in this conveyance in his capacity as Executor in order to convey any and all possible interest the Estate may have received in the subject property

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee
- Easements or claims of easements not shown by the Public Records
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **3269 Hinkle Drive, Nashville, Tennessee 37218**

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 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 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

Witness my/our hand(s) this the 9th DAY OF MAY, 2025

Estate of Allen Frank Hall, Jr ,

BY: _____
Allen Hall, III
Executor

_____
Allen Hall, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN HALL, III, EXECUTOR of the ESTATE OF ALLEN FRANK HALL, JR ,, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 9th of May, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLEN HALL, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of May, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212