This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1304256 DEEDWARR
07/31/2025 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $897.25
20250731-0060883

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $242,500.00.

Affiant

Subscribed and sworn before me this the _____ day of _____, 2025.

Notary Public
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address of New Owner:
Rebecca Lewis
956 Strand Fleet Drive
Antioch, TN 37013

Send Tax Bill to:
New Owner

Tax Information:
149-02-0B 145.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS S. HALL, JR., AND CARMEN E. HALL, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **REBECCA LEWIS, A SINGLE WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 192-B on the Plan of Zone Lot Division of Lots 181 thru 186, 192 & 196 thru 202, Piccadilly Square, Phase II, of record in Plat Book 6900, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas S. Hall, Jr., and Carmen E. Hall, husband and wife, by deed dated 02/09/2018, from Amber Lee Belk, an unmarried woman, of record in Instrument No. 20180212-0013868, Register's Office for said County.

(Value or consideration shown in aforementioned deed $131,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 956 Strand Fleet Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

[The remainder of this page is left blank intentionally. Signers and notary acknowledgements appear on a next page.]

Witness my hand this the 30 day of July, 2025.

Thomas S. Hall, Jr.

Carmen E. Hall

STATE OF TENNESSEE ~~TENNESSEE~~ Newyork
COUNTY OF ~~[illegible]~~ Kings

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **THOMAS S. HALL, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of July, 2025..

My commission expires: 12/27/2027

JAMILA VIRGIL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01VI0019088
Qualified in Kings County
My Commission Expires 12-27-2027

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CARMEN E. HALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2025..

My commission expires:

Notary Public

Witness my hand this the 30 day of July, 2025.

Thomas S. Hall, Jr.

Carmen E. Hall

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **THOMAS S. HALL, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2025..

My commission expires:

Notary Public

STATE OF ~~TENNESSEE~~ District of Columbia
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CARMEN E. HALL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2025..

My commission expires: 11-30-2029

Notary Public

ANGELA L HUGHES NOTARY PUBLIC DISTRICT OF COLUMBIA EXP. 11/30/2029

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 31, 2025 (date of document)

Regina Sullo
Affiant Signature

July 31, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 31 day of July, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

