This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6375-TM

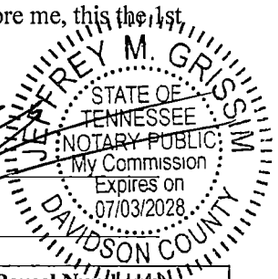
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2025.

Notary Public
My Commission Expires:



Karen Johnson Davidson County
Batch # 1305726 DEEDWARR
08/04/2025 10 08 34 AM 2 pgs
Fees $13 00 Taxes $2,516 00



20250804-0061445

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Hall and Jessica Hall 473 Hogan Road Nashville, TN 37220	FirstBank 722 Columbia Avenue Franklin, TN 37064	146 16 0 032 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Tina G. Fisher, married** (individually and/or collectively, "Grantor"), transfer and convey unto **William Leasy Hall and Jessica Henkle Hall, husband and wife** (individually and/or collectively, "Grantee"), a 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. 83 on the Plan of BRENTWOOD HALL SECTION IV, of record in Plat Book 2083, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tina G. Fisher, married, by Warranty Deed from Michael Hrabovsky and wife, Mary Alice Hrabovsky, Trustees of the Hrabovsky Joint Revocable Living Trust Agreement U/A/D December 10, 1998, of record in Instrument No. 20020906-0108358, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002 and recorded on September 06, 2002.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **473 Hogan Road, Nashville, TN 37220**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of ~~June~~ July, 2025

GRANTOR:

Tina G. Fisher

STATE OF WASHINGTON
COUNTY OF WHITMAN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tina G Fisher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of ~~June~~ July, 2025.

TAMMY R NICHOLS
Notary Public
State of Washington
License Number 31922
My Commission Expires
March 17, 2029

Notary Public
My Commission expires: 3-17-2029