WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32334-25

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Kerry Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of August, 2025

NOTARY PUBLIC

My commission expires: 1.31.2029

Karen Johnson Davidson County
Batch# 1311053 DEEDWARR
08/15/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20250815-0065297

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy G. Hall 119 Lake Chateau Drive Hermitage, TN 37076	First Bank 722 Columbia Ave Franklin, TN 37064	097-08-0A-022-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY NINE THOUSAND AND 00/100 Dollars ($279,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANNIE TAYLOR, (B. ANN TAYLOR), TRUSTEE OF THE A. R. K. CHRISTIAN TRUST DATED MAY 14, 2024**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY G. HALL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. D-4 of Lake Chateau Condominiums and described in a Master Deed recorded in Book 4756 Page 743 and amended in Book 5819 page 432; Book 6639 Page 468; Book 6691Page308; Book 7025 Page 380; Book 7367 Page 272; Book 10322 Page 682 Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Book 6250 Page 602 and amended in Book 7025, Page 380, and Book 7367, Page 272 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Annie Taylor (B. Ann Taylor), Trustee of the A.R.K. Christian Trust dated May 14, 2024, from Linda Rogers and Mary Powell by Warranty Deed dated July 8, 2024 and recorded July 10, 2024 in Instrument #20240710-0051652, said Register's Office.

Being the same property conveyed to Dennis Ray Boyd and wife, Barbara E. Boyd, from Daniel P. Fogarty, an unmarried person, by Warranty Deed dated March 31, 2009 and recorded April 1, 2009 in Instrument #20090401-0029144, said Register's Office. The said Dennis Ray Boyd having died July 28, 2021, leaving Barbara E. Boyd as surviving tenant by the entirety. The said Barbara E. Boyd having died June 23, 2023, her Last Will and Testament devising the subject property to Linda Rogers and Mary Powell; the estate probated in the Chancery Court for Davidson County, Tennessee, Case No. 23P1514.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 119 Lake Chateau Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of August, 2025

GRANTOR(S)

the A. R. K. Christian Trust dated May 14, 2024

By: Annie Taylor (B. Ann Taylor)
Annie Taylor, (B. Ann Taylor), Trustee Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Annie Taylor, (B. Ann Taylor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the A. R. K. Christian Trust dated May 14, 2024, within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Trustee.

WITNESS my hand and seal, this the 15th day of August, 2025.

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 15, 2025.

Lissa Groom
Affiant
Date: August 15, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of August, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON