Karen Johnson Davidson County
Batch# 1332390 DEEDWARR
10/09/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20251009-0080907

WARRANTY DEED

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 BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

Y-FSBO-25-14016

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)
Vita Investment Group, LLC	**Same as New Owner**	
(NAME)	(NAME)	**182-00-0-007-00**
P.O. Box 101103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(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, **W. LEWIS HALL AND PAMELA HALL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VITA INVESTMENT GROUP, 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:

A tract or parcel of land lying in Davidson County, Tennessee and bound generally on the North by Alice E. Turner Smith, on the South and East by Smith's Tract No. 2 and on the West by Old Hickory Blvd., and being more particularly described as follows:

Beginning at a stake in the East margin of Old Hickory Blvd., said point being Alice Turner Smith's southwest corner, thence with Alice E. Turner Smith's south line South 86 degrees East 980 feet to an iron post, thence with a new staked line with the following three calls: South 6 degrees 45 minutes West 534 feet, South 81 degrees West 325 feet, more or less, and South 75 degrees 15 minutes West 727 feet to an iron post in the east margin of Old Hickory Blvd., thence with said east margin with the following two calls: North 10 degrees East 539.7 feet and North 3 degrees 15 minutes East 307.4 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING TWO PARCELS:

PARCEL 1:

A tract or parcel of land lying in Davidson County, Tennessee, described according to a survey thereof by Billy Carl Tomlin, Surveyor, dated November 21, 1986, as follows:

Beginning at a post in the northwest corner of said tract in the east margin of Old Hickory Blvd, said point being Smith's southwest corner and thence with Smith's south fence line, South 84 degrees 30 minutes East 980 feet to a post, thence with Pratt's west fence line South 6 degrees 45 minutes West 200 feet to an iron pin, thence North 87 degrees 16 minutes West 969 feet, more or less, to an iron pin the east margin of Old Hickory Blvd., thence with the said margin of said Boulevard, North 3 degrees 40 minutes East 250 feet to the beginning and containing 5.01 acres, more or less. Being the same property conveyed to Gene H. Smith and wife, Patricia C. Smith by Warranty Deed from Russell W. Christopher and wife, Sylvia A. Christopher of record in Book 7063, Page 958, Register's Office for Davidson County, Tennessee, dated December 9, 1986 and recorded December 9, 1986.

PARCEL 2:

Being a portion of the Wayne Christopher property lying in Davidson County, Tennessee, described according to survey by Robert J. Morris, dated October 6, 1989, as follows:

Beginning at an iron pin set in the easterly right of way of Old Hickory Boulevard, said iron pin being the northwest corner of the herein described tract of land, thence running with the south boundary line of the Fann and Gregg property South 87 degrees 16 minutes East 965.09 feet to an existing iron pin, thence

running with the westerly boundary line of the Jack I. Pratt property, South 6 degrees 39 minutes 53 seconds West 166.72 feet to an iron pin, thence with a new staked line four calls as follows: North 81 degrees 29 minutes 40 seconds West434.20 feet to an iron pin, thence South 6 degrees 39 minutes 51 seconds West 103.05 feet to an iron pin, thence South 76 degrees 50 minutes 19 seconds West 180 feet to an iron pin, thence South 84 degrees 6 minutes 9 seconds West 394.57 feet to an iron pin set in the east right of way of Old Hickory Boulevard, thence with said right of way North 11 degrees 48 minutes 49 seconds East 258.86 feet to an iron pin, thence with a curve to the left having a radius of 660.50 feet, an arc length of 78.79 feet to the point of beginning and containing 5.0 acres, more or less. Being the same property conveyed to Saysamone Keohavong and wife, Seng Thip Keohavong by Warranty Deed from Russell Wayne Christopher and wife, Sylvia D. Christopher of record in Book 7970, Page 796, Register' Office for Davidson County, Tennessee, dated October 27, 1989 and recorded October 30, 1989.

Being the same property conveyed to W. Lewis Hall and Pamela Hall by Warranty deed from Russell Wayne Christopher and Sylvia D. Christopher of record in Book 9283, page 190, Register's Office for Davidson County, Tennessee, dated March 16, 1994 and recorded on March 18, 1994.

W. Lewis Hall also being known as Walter L. Hall. Pamela Hall also being known as Pamela W. Hall.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **14016 Old Hickory Boulevard, Antioch, Tennessee 37013-4500**.

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 29th DAY OF SEPTEMBER, 2025.

W. Lewis Hall by Pamela W. Hall, Attorney-in-Fact

Pamela Hall

Power of Attorney filed of record in Instrument No. ___202510090080906____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA HALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of W. LEWIS HALL, and who acknowledged he/she/they executed the same as the free act and deed of the said W. LEWIS HALL.

Witness my hand and official seal, this the 29th of September, 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, PAMELA HALL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 09/29/25 (date of document).

Stephanie Woodall
Affiant Signature

Date 09/29/25

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025.

Notary's Signature

My Commission Expires: 