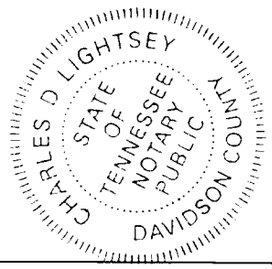
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353678 DEEDWARR
12/04/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20251204-0096286



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (365,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/3/26

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MEGAN ERI HALL (NAME)	**NEW OWNER** (NAME)	**096 06 0 088.00**
2912 MCCAMPBELL AVENUE NASHVILLE, TN 37214 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of December, 2025, the undersigned, **SANDRA MARIE TOLLIVER, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MEGAN ERI HALL, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2912 MCCAMPBELL AVENUE, NASHVILLE, TN 37214** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of CLOVERHILL, SECTION NO. 1, of record in Plat Book 2083, Page 38, 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 Sandra Marie Tolliver, a single woman, by Warranty Deed from Monika Hartman, unmarried, of record in Instrument No. 20231211-0095372, in the Register's Office of Davidson County, Tennessee, dated December 07, 2023, and recorded on December 11, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of December, 2025.

GRANTOR: SANDRA MARIE TOLLIVER

Sandra Marie Tolliver

STATE OF NC)
COUNTY OF Caldwell)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SANDRA MARIE TOLLIVER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of December, 2025.

Patsy S Dalton
Notary Public

3-6-2027
My Commission Expires

PATSY S DALTON
Notary Public - North Carolina
Iredell County

I, Kirsten Virden, 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 12/01/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/01/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of December, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

