Karen Johnson Davidson County
Batch# 1402664 DEEDWARR
04/07/2026 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20260407-0027970

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

The actual consideration or value whichever is greater, for this transfer is **$386,000.00**

Subscribed and sworn to before me this 1st day of April, 2026.

Lisa K R Wagner
**Notary Public**

**Affiant**

My Commission Expires: Oct. 21, 2028

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Deborah Marie Brisebois**<br>**2133 Lakeshore Drive**<br>**Nashville, TN 37138** | **Deborah Marie Brisebois**<br>**963 Appaloosa Ct.**<br>**Sleepy Hollow, IL 60118** | **053-08-0A-016.00 CO** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael A. Hall, a single man** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Deborah Marie Brisebois, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Unit No. 2133, on the Plan of Lakeshore Pointe Condominiums, Phase One, of record in Book 9700, page 704, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description, together with the appurtenant interest in the common elements of Lakeshore Pointe Condominiums, a horizontal property regime established by Master Deed of record in Book 11053, page 690 and amended in Instrument No. 20121005-0091619, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to MICHAEL A. HALL, A SINGLE MAN by Warranty Deed from KENNETH A. JENKINS SR. AND BRENDA JENKINS, HUSBAND AND WIFE, of record in Instrument No. 20221026-0116084, dated October 25, 2022, and recorded October 26, 2022, Register's Office for Davidson County, Tennessee.**

**This is ( ) unimproved ( X ) improved property known as: 2133 Lakeshore Drive, Nashville, TN 37138**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 1st day of April, 2026.

**Michael A. Hall**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Michael A. Hall,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 1st day of April, 2026.

NOTARY PUBLIC
My Commission Expires: 3-9-27

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **4/1/26**.

Date

Affiant Signature

**4/6/26**

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **April**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

