Karen Johnson Davidson County
Batch# 449093 DEEDWARR
08/03/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20200803-0085531

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0556

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of July, 2020

Notary Public

Commission Expires: 9-18-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Galactic Redevelopment, LLC 310 April Lane Nashville, TN 37211	NEW OWNER	161-04-0-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Matthew Waddell, sole heir at law of Estate of Michael L. Waddell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Galactic Redevelopment, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 4 on the Plan of April Lane Subdivision of record in Book 2330, Page 132, 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 Michael L. Waddell by Deed from Frances Jones of record in Book 6471, Page 454, Register's Office for Davidson County, Tennessee, dated December 31, 1984 and recorded on January 09, 1985. (Value or consideration shown in aforementioned deed $46,500.00.)

Being the same property conveyed to Michael L. Waddell by Quitclaim Deed from Maria Brewer Waddell of record in Book 8841, Page 497, Register's Office for Davidson County, Tennessee, dated November 30, 1992 and recorded on January 15, 1993. (Value or consideration shown in

aforementioned deed $0.00.) The said Michael L. Waddell died intestate on or about December 29, 2019, his estate entered in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee as Docket No. 20P203 and naming Matthew Waddell as Personal Representative. Reference is also made to the Affidavits of Heirship of Michael L. Waddell of record in Instrument Nos. _202008030085529___ and __202008030085530_____, naming Matthew Waddell as sole heir.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 310 April Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of July, 2020.

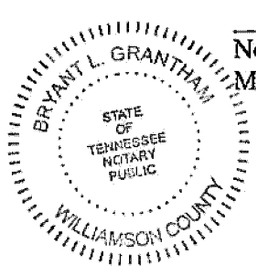
Estate of Michael L. Waddell

By: Matthew Waddell
Matthew Waddell

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Waddell,** 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 Dickson, Tennessee this 30th day of July, 2020.



Notary Public
My Commission Expires: 6-20-2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY