WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 480367 DEEDWARR
09/22/2020 10:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200922-0108531

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE R. WALLACE AND ROSE E. WALLACE	JOE R. WALLACE AND ROSE E. WALLACE	059 13 0 158.00
3309 KINGS LANE NASHVILLE, TN 37218-1620	3309 KINGS LANE NASHVILLE, TN 37218-1620	2020-07-711

For good consideration, I (We) **JOE R. WALLACE AND ROSE E. WALLACE WHO ERRONEOUSLY ACQUIRED TITLE AS ROSE A. WALLACE, HUSBAND AND WIFE** whose mailing address is 3309 KINGS LANE, NASHVILLE, TN 37218-1620, hereby bargain, deed and convey to **JOE R. WALLACE AND ROSE E. WALLACE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose mailing address is 3309 KINGS LANE, NASHVILLE, TN 37218-1620, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being lot no. 230 on the plan of Haynes Park Subdivision, Section 3 as of record in Book 4460, page 185 R.O.D.C., Tennessee.

Said Lot No. 230 fronts 75 feet on the southerly side of Kings Lane and runs back between lines 237.96 feet on the westerly side and 242.94 feet on the easterly side to a line at the rear on which it measures 75.16 feet thereon.

Being the same property conveyed to Joe R. Wallace and wife, Rose A. Wallace from W. L. Bainbridge Co. by Deed dated August 16, 1974 and recorded September 10, 1974 in the Register's Office for Davidson County, State of Tennessee in Instrument No. C70573, in Book in 4850, at Page 890.

APN: 059 13 0 158.00

Property Address: 3309 KINGS LANE, NASHVILLE, TN 37218-1620

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 14 day of September 2020.

Joe R Wallace
JOE R. WALLACE

Rose E Wallace
ROSE E. WALLACE

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 14th day of September 2020, before me personally appeared **JOE R. WALLACE AND ROSE E. WALLACE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/03/2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Joe R. Wallace
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 4th day of September, 20 20.

India K Scruggs
Notary Public
My Commission Expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
JOE R. WALLACE AND ROSE E. WALLACE, TENANTS BY THE ENTIRETY
3309 KINGS LANE
NASHVILLE, TN 37218-1620

Name and Address of property owner:

JOE R. WALLACE AND ROSE E. WALLACE, TENANTS BY THE ENTIRETY3309 KINGS LANE
NASHVILLE, TN 37218-1620

True Copy Certification

I, Melinda Alban, do hereby make oath that I am a licensed attorney and/or the 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.

Melinda Alban
Signature

State of Maryland
~~County~~ City of Baltimore

Personally appeared before me, Eugenia A. Harris a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Eugenia A Harris
Notary's Signature

My Commission Expires: 4/22/21
Notary' Seal (if on paper)

Eugenia A. Harris
Notary Public
Baltimore ~~County~~ City, MD