20201698R

Karen Johnson Davidson County
Batch# 512673 **DEEDWARR**
11/09/2020 03:19:41 PM 2 pgs
Fees: $13.00 Taxes: $11,470.00

20201109-0131845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2020.

Notary Public

My commission expires: _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Leon Shivamber and Leslie Jones	Leon Shivamber & Leslie Jones	**145-10-0-081.00-CO**
1855 Laurel Ridge Drive	1855 Laurel Ridge Drive	
Nashville, TN 37215	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph A. Wallace and Beverly B. Wallace, Trustees of the Wallace Tennessee Community Property Trust, U/A dated October 16, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leon Shivamber and Leslie Jones

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sharp Subdivision Laurel Ridge Drive of record in Plat Book 6900, Page 436, 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 Beverly B. Wallace and husband, Joseph A. Wallace by Warranty deed from D. Steven Parker and wife, Mary L. Parker of record in Instrument No. 20060201-0012614 Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded on February 01, 2006.

Being the same property conveyed to Joseph A. Wallace and Beverly B. Wallace, Trustees of the Wallace Tennessee Community Property Trust, U/A dated October 16,2014 by Quitclaim deed from Joseph A. Wallace and Beverly B. Wallace of record in Instrument No. 20141023-0097923 Register's Office for Davidson County, Tennessee, dated October 16, 2014 and recorded on October 23, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (_) property known as 1855 Laurel Ridge Drive, Nashville, TN 37215.

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 HANDS EFFECTIVE AS OF 6TH day of November, 2020:

The Wallace Tennessee Community Property Trust, U/A dated October 16, 2014

By: _____
Joseph A. Wallace, Trustee

By: _____
Beverly B. Wallace, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joseph A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of The Wallace Tennessee Community Property Trust, U/A dated October 16, 2014, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 6TH day of November, 2020.

My Commission Expires: 5/18/24

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Beverly B. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustee of The Wallace Tennessee Community Property Trust, U/A dated October 16, 2014, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 6TH day of November, 2020.

My Commission Expires: 5/18/24

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY