This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $480,000.00

Affiant

Subscribed and sworn before me this the 22 day of February, 2021.

Notary Public
My commission expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Karen Johnson Davidson County
Batch# 578878 DEEDWARR
02/25/2021 12:30:33 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20210225-0024018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher A. Wallace and Hopeann C. Wallace 5125 Cochran Drive Nashville, TN 37220	New owners	147-13-0 017.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEN FLATT, AND PAIGE FLATT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER A. WALLACE AND WIFE, HOPEANN C. WALLACE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1052, as shown on the map entitled the Map of Brentwood Hall Subdivision, Section 14, of record in Book 2663, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ben Flatt and Paige Flatt, husband and wife, by deed from Blake E. Woodlee and Katherine M. Alexander, now known as Katherine M. Woodlee, husband and wife, dated 06/02/2016, of record in Instrument No. 20160623-0064185, Register's Office for said County.

(Value or consideration shown in aforementioned deed $ 360.000.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5125 Cochran Drive, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Return to:
Kelly Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # BKL-21-5125

BF PF

Witness my hand this the 12th day of February, 2021.

Ben Flatt

Paige Flatt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben Flatt and Paige Flatt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY