Karen Johnson Davidson County
Batch# 611079 DEEDWARR
04/08/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $11,266.50
20210408-0047181

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,045,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John S. Wallace and Margot S. Wallace, Trustees of the Wallace Revocable Family Trust	John S. Wallace and Margot S. Wallace, Trustees of the Wallace Revocable Family Trust	025 00 0 106.00
(NAME)	(NAME)	
1284 Hitt Lane	1284 Hitt Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Thomas Frederick Peace and Mary Jane Peace, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **John S. Wallace and Margot S. Wallace, Trustees of the Wallace Revocable Family Trust,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 22, 1979, and known as Job No. 79-142 as follows:

BEGINNING at an iron pin set on the northerly margin of Hitt Lane, said point of beginning being the southeasterly corner of the herein described land and the southwesterly corner of the Nina Ruth Ring land of record in Deed Book 4713, page 837, R.O.D.C. Tenn; thence with the northerly margin of said Hitt Lane N 64 degrees 34' 51" W 181.48 feet to a point on the easterly boundary of an unnamed driveway; thence with the easterly boundary of said driveway the following calls: N 03 degrees 09' 36" W 41.79 feet to an iron pin; thence N 63 degrees 15' 49" W 85.12 feet to a point; thence N 40 degrees 57' 08" W 62.29 feet to a point; thence N 08 degrees W 62.29 feet to a point; thence N 08 degrees 10' 44" W 54.15 feet to an iron pin; thence N 20 degrees 06' 29" E 66.64 feet to an iron pin; thence N 02 degrees 24' 51" E 102.88 feet to a point; thence N 30 degrees 52' 48" E 61.46 feet to an iron pin; thence N 70 degrees 28' 01" E 219.15 feet to an iron pin; thence N 40 degrees 36' 18" E 81.16 feet to an iron pin; thence N 10 degrees 25' 38" W 99.69 feet to an iron pin; thence N 12 degrees 43' 18" W 99.54 feet to an iron pin; thence leaving the easterly boundary of said unnamed driveway N 69 degrees 38' 21" E 315.00 feet to an iron pin in a fence line; thence with fence S 19 degrees 00' 32" E 415.86 feet to an iron pin; thence continuing with fence S 18 degrees 58' 20" E 405.97 feet to an iron pin at a fence corner; thence with fence and the line of the Wheeler A. Carlisle land of record in Deed Book 4378, page 680, R.O.D.C., TN., and Deed Book 4546, page 194, R.O.D.C., TN. S 68 degrees 50' 01" W 355.52 feet to an iron pin; thence leaving the Carlisle line and with the line of the aforesaid Ring property S 68 degrees 27' 20" W 136.92 feet to an iron pin; thence S 27 degrees 00' 12" W 236.51 feet to the point of beginning, containing 11.35 acres, more or less.

Being the same property conveyed to Thomas Frederick Peace, a married man by Warranty Deed from H. Gustav Mueller, unmarried Kiara Ebinger, unmarried dated 03/10/2006 and recorded 03/16/2006, of record in Instrument 200603160030316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Frederick Peace and wife, Mary Jane Peace, as tenants by the entirety by Straw Quitclaim Deed from Ronald B. Buchanan, Trustee and also same property conveyed to Ronald B. Buchanan, Trustee by Straw Quitclaim Deed from Thomas Frederick Peace, dated 02/19/2013 and recorded 02/27/2013, of record in Instrument 201302270019522, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1284 Hitt Lane, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of April, 2021.

Thomas Frederick Peace

Mary Jane Peace

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Frederick Peace and Mary Jane Peace, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of April, 2021.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

