WARRANTY DEED

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2021.

Nc

MY COMMISSION EXPIRES: (AFF

Karen Johnson Davidson County
Batch# 645141 DEEDWARR
05/27/2021 09:13:27 AM 2 pgs
Fees: $13.00 Taxes: $1,642.80

20210527-0071760

File No.: RES-21-1609

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ethan Wallace	Same	081 15 0 247.00
(NAME)	(NAME)	
1609 Cockrill Street Nashville, TN 37208		
(ADDRESS)	(ADDRESS)	

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, **CORNERSTONE INVESTMENTS, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DONALD ETHAN WALLACE, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 336 on the plan of DT McGavock and Others Addition, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 336 front 33-1/2 feet on the south side of Cockrill Street and runs back between parallel lines along the east margin of the first alley west of 16th Avenue North 100 feet to a dead line.

Being a part of the same property conveyed to Cornerstone Investments, Inc., a Tennessee corporation, by Warranty Deed from Regal Homes Co., dated May 8, 2020, recorded May 18, 2020, in Instrument No. 20200518-0051145, as corrected by Scrivener's Affidavit of record in Instrument No. 20200710-0075451, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1609 Cockrill Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (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 GRANTEES, 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 hand(s) this 25th day of May, 2021

Cornerstone Investments, Inc., a Tennessee Corporation

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Cornerstone Investments, Inc., the within named bargainor, a Corporation, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, this 25th day of May, 2021.

_____
Notary Signature
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY