WARRANTY DEED

Karen Johnson Davidson County
Batch# 681003 DEEDWARR
07/21/2021 04:04:46 PM 2 pgs
Fees: $13.00 Taxes: $5,642.50

20210721-0098157

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,525,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2021.

Notary Public

My commission expires: 5-8-2022
(AFFIX SEAL)

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eleanor McCulty		**Map 116-14-0 Parcel 030-00**
121 Bellevue Dr. S.	Same	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barbara B. Wallace, Trustee of the Barbara B. Wallace Living Trust U/A/D October 12, 2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eleanor McCulty, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 and the easterly 10 feet of Lot No. 20 on the Plan of Bransford Realty Company and Johnson Bransford's Subdivision, of record in Plat Book 421, Page 67, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Cantrell, Connell, and Morrison, Engineers, dated April 30, 1952, as follows:

Beginning at an iron pin in the southerly margin of Bellevue Drive South, 10 feet west of the common Corner of Lots 19 and 20; thence along the margin of said Drive, southeasterly 123 feet to the beginning of a curve; thence along said curve, southerly 42.5 feet to a point in the westerly margin of Bellevue Drive East; thence with the margin of said Drive, southerly 176.5 feet to an iron pin at the southeast corner of Lot 19; thence westerly along the southerly line of Lots 19 and 20, 213.5 feet to an iron pin; thence northerly along a line parallel to the line between Lots 19 and 20, 194.64 feet to an iron pin, the beginning.

Being all of the same property conveyed to Rodger T. Wallace and wife, Barbara B. Wallace by Deed dated November 16, 1977, from Juanita S. Cate of record in Book 5224 Page 904, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 92D-1366, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Barbara B. Wallace by Quitclaim Deed dated June 17, 1994, from Rodger Terry Wallace of record in Book 9391 Page 555 and further conveyed to Barbara B. Wallace, Trustee of the Barbara B. Wallace Living Trust, established by the Revocable Trust Agreement of Barbara B. Wallace dated October 12, 2016, as amended and restated from time to time, and to his or her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by Quitclaim Deed dated October 12, 2016, from Barbara B. Wallace of record in Instrument No. 20161031-0114919, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421. Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year, prorated and assumed by the Grantee.

This is improved property known as 121 Bellevue Dr. S., Nashville, TN 37205.

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 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 GRANTEES, 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 21st day of July, 2021.

Barbara B. Wallace, Trustee

Barbara B. Wallace, Trustee of the Barbara B. Wallace Living Trust U/A/D October 12, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barbara B. Wallace, Trustee of the Barbara B. Wallace Living Trust U/A/D October 12, 2016,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **July, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY