Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 691459 DEEDWARR
08/05/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $9,120.50
20210805-0105553

39-B
File #20-1261
2020-430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **4309 Wallace, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Cisternino May and Stephen Phillip May, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Sneed Estates of record in Plat Book 2133, Pages 10 and 11, as amended in Book 2099, Page 581, 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 4309 Wallace, LLC, a Tennessee limited liability company by deed from Leslie Ann Williams and Ellen Maxey Smith, Trustees for John Haskell Williams Trust under the trust established by the Last Will and Testament of Horace Edward Williams, deceased and Leslie Ann Williams, individually and Ellen Maxey Smith, individually and John Haskell Williams, individually, as Devisees under the Last Will and Testament of Horace Edward Williams, deceased, dated June 28, 2019, of record in Inst. No. 20190702-0064676, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4309 Wallace Lane, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Stephen Phillip May
Amy Cisternino May
4309 Wallace Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
130-08-0-069.00

WITNESS THE EXECUTION HEREOF this 30th day of July, 2021.

4309 Wallace, LLC, a Tennessee limited liability company

sole member

By: Robert S. Davis, sole member

State of Tennessee)
County of Davidson)

On this 30th day of July, 2021, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Robert S. Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is sole member of 4309 Wallace, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 4309 Wallace, LLC as sole member.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,465,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of July, 2021.

Lesley Smith
Notary Public

My Commission Expires: 01/26/2025

LESLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, the undersigned, 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 the law on August 3, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

