THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 698322 DEEDWARR
08/16/2021 12:01:12 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20210816-0110319

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00

Robin Edwards
Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Kim Murray
Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner: Jeffory Taylor Wallace and Reade Elizabeth Heredia 619A Eastboro Drive Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 091-09-0I-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN M. DOWNEY N/K/A KATHRYN M. ADAMS, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JEFFORY TAYLOR WALLACE AND READE ELIZABETH HEREDIA, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 619 Eastboro Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 619 Eastboro Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140818-0074480, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KATHRYN M. DOWNEY, AN UNMARRIED WOMAN, by deed from ADAM D. RIPMASTER, UNMARRIED, of record in Instrument No. 20150331-0027805, dated March 27, 2015, said Register's Office.

William Adams, spouse of Kathryn M. Downey n/k/a Kathryn M. Adams, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **619A Eastboro Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2021.

Kathryn M. Downey N/K/A Kathryn M. Adams
KATHRYN M. DOWNEY N/K/A KATHRYN M. ADAMS

Kathryn M. Downey N/K/A
William Adams by: Kathryn M. Adams, attorney in fact
WILLIAM ADAMS, by: KATHRYN M. DOWNEY N/K/A KATHRYN M. ADAMS, ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 11th day of August in the year 2021, before me, the undersigned Notary Public, personally appeared, **KATHRYN M. DOWNEY N/K/A KATHRYN M. ADAMS** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and official seal at office this 11th day of August, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **KATHRYN M. DOWNEY N/K/A KATHRYN M. ADAMS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **WILLIAM ADAMS**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires: _____