Karen Johnson Davidson County
Batch# 724776 DEEDWARR
09/27/2021 02:04:30 PM 5 pgs
Fees: $28.00 Taxes: $13,505.00
20210927-0129562

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN S. WALLACE AND MARGOT S. WALLACE, TRUSTEES OF THE WALLACE REVOCABLE FAMILY TRUST**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUDLEY M. WEST, TRUSTEE OF THE HILLTOP TRUST DATED SEPTEMBER 7, 2021**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, 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.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JOHN S. WALLACE AND MARGOT S. WALLACE, TRUSTEES OF THE WALLACE REVOCABLE FAMILY TRUST, BY DEED FROM THOMAS FREDERICK PEACE AND MARY JANE PEACE, HUSBAND AND WIFE, DATED APRIL 8, 2021, OF RECORD IN INSTRUMENT NO. 20210408-0047181, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1284 HITT LN, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 20 day of September, 2021.

THE WALLACE REVOCABLE FAMILY TRUST

BY: _____
JOHN S. WALLACE, TRUSTEE

BY: Margot S. Wallace
MARGOT S. WALLACE, TRUSTEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOHN S. WALLACE AND MARGOT S. WALLACE, TRUSTEES OF THE WALLACE REVOCABLE FAMILY TRUST,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in _____(City), _____ (State), on this the _____ day of _____, 2021.

fee attached

_____
NOTARY PUBLIC
My commission expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 09/20/2021 before me, John Aldawoodi, Notary Public
(insert name and title of the officer)

personally appeared John S Wallace and Margot S Wallace,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOHN ALDAWOODI
COMM. #2349961
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires MARCH 8, 2025

Signature _____ **(Seal)**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$3,650,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2021.

NOTARY PUBLIC
My commission expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s) as follows:
The Hilltop Trust
600 12th Avenue South #2206
Nashville, TN 37203

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
025 00 0 106.00

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/24/2024 (date ~~of document~~).

Affiant Signature

09/24/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of September, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025