BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 759531 DEEDWARR
11/23/2021 10:25:26 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20211123-0155305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Elizabeth Graham and Leigh Rutherford Graham	New Owner	
(NAME)	(NAME)	
2910 Wellesley Trace		117 06 0A 006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BETTY P. ACUFF, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ELIZABETH GRAHAM AND LEIGH RUTHERFORD GRAHAM, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Unit No. 4-B as shown on the Condominium Site Plan showing Lot No. 4, Wellesley Trace, Section 2, Revision No. 2, as of record in Plat Book 5210, Page 111, said Register's Office, to which plan reference is hereby made for a more complete description.

Together with the appurtenant interest in the common and limited areas as shown on said Plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc., of record in Book 5054, Pages 633 and 649, said Register's Office, made applicable by instrument of record of in Book 5383, page 90, said Register's Office.

Being the same property conveyed to Jasper F. Acuff, unmarried and Frances Irene Acuff, as tenants in common with right of survivorship, by Warranty Deed from Desmond E. Eckel and wife, Helen J. Eckel, Walter Roberts Green, Jr. and wife Deborah Eckel Green, of record in Book 6233, Page 538, and rerecording in Book 6289, Page 126, in the Register's Office of Davidson County, Tennessee, dated February 17, 1984 and recorded on February 17, 1984.

Being the same property conveyed to Donald D. Hildebrand, by Quitclaim Deed from Jasper F. Acuff, unmarried, of record in Book 6519, Page 281, in the Register's Office of Davidson County, Tennessee, dated January 29, 1985 and recorded on March 26, 1985.

Being the same property conveyed to Jasper F. Acuff and Betty P. Acuff, tenants by the entirety, by Quitclaim Deed from Donald D. Hildebrand, unmarried, of record in Book 6519, Page 281, in the Register's Office of Davidson County, Tennessee, dated January 29, 1985 and recorded on March 26, 1985.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Clyde K. Wyatt, by Quitclaim Deed from Jasper F. Acuff and wife Betty P. Acuff and Frances Irene Acuff, of record in Book 7051, Page 429, in the Register's Office of Davidson County, Tennessee, dated November 26, 1986 and recorded on November 26, 1986.

Being the same property conveyed to Jasper F. Acuff and wife Betty P. Acuff, by Quitclaim Deed from Clyde K. Wyatt, of record in Book 7051, Page 429, in the Register's Office of Davidson County, Tennessee, dated November 26, 1986 and recorded on November 26, 1986. The said Jasper F. Acuff having since died on October 5, 2003 leaving Betty P. Acuff as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2910 Wellesley Trace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (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 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 hand this 22 day of November, 2021

Betty P. Acuff By: Billie A Payne

BETTY P. ACUFF, BY: BILLIE A. PAYNE, ATTORNEY IN FACT

Attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of November, 2021, before me personally appeared Billie A. Payne to me known to be the person who executed the foregoing instrument on behalf of Betty P. Acuff and acknowledged that she executed the same as the free act and deed of Billie A. Payne.

Witness my hand and official seal this 22nd day of November, 2021.

Commission expires: 10/2/24

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public