Karen Johnson Davidson County
Batch# 772538 DEEDWARR
12/13/2021 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,141.45
20211213-0164601

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216220 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$308,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 9th day of December, 2021. Notary Public My Commission Expires: 3-7-22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2021, among:

ROBERTA DALY, EXECUTOR OF THE ESTATE OF CHERIE L AUSTIN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KYLE WALLACE AND CASEY WALLACE, HUSBAND AND WIFE
of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 89 on the Plan of McCrory Trace Estates of record in Plat Book 6900, Page 720 through 723, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Austin and Cherie Woods, unmarried as Tenants in common with right of survivorship by Warranty Deed from Sharon L. Moore, now known as, Sharon M. Lee and husband, Lowell David Lee of record in Instrument No. 20110119-0005190 Register's Office for Davidson County, Tennessee, dated January 13, 2011 and recorded on January 19, 2011.

Being the same property conveyed to Phillip Austin and Cherie Austin, husband and wife, as Tenants by the Entirety by QuitClaim Deed from Phillip Austin and Cherie Woods, now known as Cherie Austin, who both Acquired Title as unmarried as Tenants by the Entirety of record in Instrument No. 20170726-0075725 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on July, 26, 2017.

Being the same property conveyed to Phillip Austin and Cherie Austin, husband and wife, as Tenants by the Entirety by QuitClaim deed from Phillip Austin and Cherie Woods, now known as Cherie Austin, who both Acquired Title as unmarried as Tenants by the Entirety of record in Instrument No. 20170706-0068149 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on July 6, 2017.

The said Phillip Austin having since died on April 19, 2021, leaving said Cherie Austin as surviving tenant by the entirety.

The said Cherie Austin having since died on May 19, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Estate of Cherie L Austin

BY: Roberta A. Daly
Roberta Daly, Executor

State of Connecticut
County of Hartford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roberta Daly, Executor of the Estate of Cherie L Austin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of December, 2021.

SHENAY S. MCNAIR
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 07-31-2025

Notary Public
My Commission Expires: 07/31/2025

Owner Name & Property Address:

Name: Kyle Wallace and Casey Wallace
Address: 8485 Indian Hills Dr
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: F&M Bank
Address: 10 Cadillac Drive Ste 100
City, State, Zip: Brentwood, TN 37027

Tax ID: 155-10-0A-037.00-CO

Certificate of Authenticity

I, **Nick Harris**, 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 **12-9-2021**.

Affiant Signature

12-9-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9th** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22
Date

