Karen Johnson Davidson County
Batch# 789833 DEEDWARR
01/13/2022 11:29:45 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220113-0005066

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Devin Wade Walls
Affiant

Subscribed and sworn to before me, this 12 day of JANUARY, 2022.

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/08/22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
DEVIN WADE WALLS 1125 STRATFORD AVENUE NASHVILLE, TN 37216	New Owner	06115034900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATE G. MASON, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **DEVIN WADE WALLS, unmarried,** hereinafter called the Grantee, his successors 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 THE WESTERLY HALF OF THE SOUTHERLY 155 FEET OF LOT NO. 292 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN PLAT BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 292 FRONTS 50 FEET ON THE NORTHERLY SIDE OF STRATFORD AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 155 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO KATE G. MASON, AN UNMARRIED WOMAN, BY DEED FROM BARBARA G. ALBERT, UNMARRIED, DATED APRIL 10, 2017, OF RECORD IN INSTRUMENT NO. 20170411-0035221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KATE G. MASON HAVING SINCE MARRIED PATRICK EARL KING II.

PATRICK EARL KING II JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HIS MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

This property is improved property known as 1125 STRATFORD AVENUE, NASHVILLE, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of JANUARY, 2022.

KATE G. MASON

PATRICK EARL KING II

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE G. MASON and PATRICK EARL KING II, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 12 day of JANUARY, 2022.

Notary Public
Commission expiration date: 11/08/22

(SEAL)
BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON