Karen Johnson Davidson County
Batch# 796593 DEEDWARR
01/28/2022 10:31:16 AM 2 pgs
Fees: $13.00 Taxes: $8,047.50
20220128-0010358

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ellen Terchila		158 04 0A 024.00
(NAME)	(NAME)	
17 Park Meadows	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Teresa Lynn Wallace, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ellen Terchila, an unmarried woman**, hereinafter called the Grantee, her 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 Lot No. 120 on the Plan of Revised Section Two Otter Wood, of record in Plat Book 6900, Page 598-602, Register's Office for said County.

Said Lot No. 120 fronts 120.26 feet on the Northerly margin of Park Meadows and extends back 304.25 feet on the Easterly line and 277.06 feet on the Westerly line to a dead line in the rear, measuring 188.57 feet thereon.

Being the same property conveyed to Louis C. Wallace and Teresa Lynn Wallace, husband and wife, by Warranty Deed from Otter Wood LTD., a Tennessee limited partnership, of record in Book 8229, Page 465, in the Register's Office of Davidson County, Tennessee, dated August 13, 1990 and recorded on November 01, 1990.

Being the same property conveyed to Joe M. Goodman, Trustee, by Quitclaim Deed from Louis C. Wallace and wife, Teresa Lynn Wallace, of record in Instrument No. 20040714-0084107, in the Register's Office of Davidson County, Tennessee, dated July 13, 2004 and recorded on July 14, 2004.

G-VRES-21-17

Being the same property conveyed to Louis C. Wallace and wife, Teresa Lynn Wallace, as tenants-in-common, by Quitclaim Deed from Joe M. Goodman, Trustee, of record in Instrument No. 20040714-0084107, in the Register's Office of Davidson County, Tennessee, dated July 13, 2004 and recorded on July 14, 2004. Said Louis C. Wallace died October 15, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 17 Park Meadows, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 25th day of January, 2022.

Teresa Lynn Wallace, Individually

Teresa Lynn Wallace, Executrix of the Estate of Louis Calvin Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Teresa Lynn Wallace, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2022.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Teresa Lynn Wallace with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Executrix of the Estate of Louis Calvin Wallace,the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2022.

Notary Public
My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024