WARRANTY DEED

Karen Johnson Davidson County
Batch# 796624 DEEDWARR
01/28/2022 10:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220128-0010394

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA WILLIAMS
Notary Public - Maryland
St. Mary's County
My Commission Expires on
January 21, 2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Waller	James Waller	044 14 0 053.00
(NAME)	(NAME)	
802 Fowler Street	802 Fowler Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Tina Baker and Kenneth Wallace and Christy Wallace, Heirs at Law of the Estate of Linda Faye Braxton,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Waller and Tina Waller, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 97 on the map of Section I, Rolling Green Subdivision of Record in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnny P. Braxton, Jr. a married man by Deed from Rob Darnell and wife, Caye C. Darnell, dated 02/14/1996 and recorded 02/22/1996, of record in Book 9954, Page 345, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Johnny P. Braxton, Jr. and wife, Linda F. Braxton by Quitclaim Deed from Johnny P. Braxton, Jr., a married man, dated 11/01/2004 and recorded 11/04/2004, of record in Instrument 200411040132997, Register's Office for Davidson County, Tennessee. The said Johnny P. Braxton, Jr. and Linda F. Braxton having divorced according to the Final Decree of Divorce filed on 09/20, 2016, of record in Docket No. 16D1235, with the Circuit Court for Davidson County, Tennessee; further, being the same property conveyed to Linda Faye Braxton by Quitclaim Deed from Johnny Price Braxton (aka Johnny P. Braxton, Jr.), dated 09/26/2016 and recorded 10/10/2016, of record in Instrument 201610100106922, Register's Office for Davidson County, Tennessee. The said Linda Faye Braxton died intestate August 19, 2021, vesting said property to Tina Baker, Kenneth Wallace and Christy Wallace, as her sole Heirs-at-Law as evidenced by the Affidavits of Heirship filed for record at Instrument Number 20211217-0167388 and Instrument Number 20211217-0167389, said Register's Office.

This conveyance is subject to the following: Taxes for 2021 have been paid, prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 1424, Page 75, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 802 Fowler Street, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of December, 2021.

Tina Baker

Kenneth Wallace

Christy Wallace

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina Baker, Kenneth Wallace, and Christy Wallace, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of December, 2021.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122