Karen Johnson Davidson County
Batch# 823796 DEEDWARR
03/17/2022 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20220317-0031368

Name and Address of New Owner:
Lorenzo S. Clark
107 Thistle Ln
Hermitage, TN 37076
Send Tax Bills To:
Lorenzo S. Clark
228 Thistle Lane
Hermitage 37076
This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 086-14-0A-107-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DeShea S. Wallace and Otis F. Wallace, III, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lorenzo S. Clark,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 107 of Hermitage Meadows Subdivision, Stage Two, a PUD, which is of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Otis F. Wallace, III and wife, DeShea S. Wallace from Kenneth D. Wallace, unmarried, by Quitclaim Deed dated 06/02/2021 and recorded 06/10/2021 in Instrument No. 20210610-0077994, Register's Office of said County.

BEING the same property conveyed to Kenneth D. Wallace, unmarried, Otis F. Wallace and wife, DeShea S. Wallace by Warranty Deed from Robert C. Wilson and wife, Brandee Wilson, dated 02/28/2007 and recorded 03/07/2007 at Instrument No. 20070307-0028330, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2022.

DeShea S. Wallace (SEAL)

Otis F. Wallace, III (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of February, 2022, before me personally appeared DeShea S. Wallace and Otis F. Wallace III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2022.

Notary Signature
My commission expires:

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DeShea S. Wallace

Otis F. Wallace, III

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202203170031368

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of February, 2022.

Notary Signature
My commission expires: 11/12/2024



202203170031368

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/24/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

3/9/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of March, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022