WARRANTY DEED

Karen Johnson Davidson County
Batch# 841490 DEEDWARR
04/19/2022 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220419-0044644

File No. EY-22-2225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 1/22/24

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary H. Richards and Carla C. Richards	New owners	
(NAME) 401 Bowling Avenue #18	(NAME) 1500 Pinkerton Road	104-13-0A-031.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **James Wallace and Beverly Wallace, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary H. Richards and Carla C. Richards, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Building Site No. 31, on the Plan for Richmeade Place, Section I, as recorded in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit.

Being the same property conveyed to Harrold R. Flintoff and wife, Joanne B. Flintoff by Warranty deed from Union Bank, a California Banking Corporation of record in Book 4957, page 642, Register's Office for Davidson County, Tennessee, dated September 3, 1975 and recorded on October 1, 1975. The said Joanne B. Flintoff having died on or about December 5, 1997, leaving Harrold R. Flintoff as surviving tenant by the entirety. The said Harrold R. Flintoff having died on or about January 3, 2015. His Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P-42.

Being the same property conveyed to James Wallace and Beverly Wallace, husband and wife by Executor's deed from Richard Hedgepath, Jr., Executor's of the Estate of the Harrold R. Flintoff of record in Instrument No. 20150511-0043112 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 11, 2015.

This is property more commonly known as 401 Bowling Avenue #18, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 11th day of April, 2022.

James Wallace

Beverly Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2022, before me personally appeared James Wallace and Beverly Wallace, 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 11th day of April, 2022.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Elizabeth Yerger, 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 **April 11, 2022**.

Affiant Signature

4-11-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

11th day of **April**, 20 22.

Notary's Signature

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: 4/30/22

Notary's Seal (if on paper)