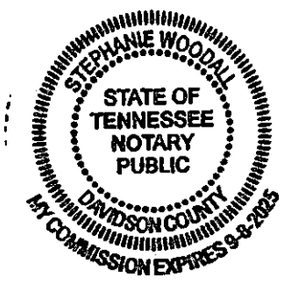
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2022

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James and Meg Investments, LLC, a Tennessee Limited Liability Company	James and Meg Investments, LLC, a Tennessee Limited Liability Company	07204006600
(NAME)	(NAME)	
2307 Stockwood Trail	2307 Stockwood Trail	
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179	Thompsons Station, TN 37179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia C. Wallace, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James and Meg Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, 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 Lot No. 11 of Block "C", on the Map of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County.

Being the same property conveyed to Patricia C. Castleberry by Quitclaim deed from Paul Lee Castleberry of record in Book 5355, Page 969, Register's Office for Davidson County, Tennessee, dated October 25, 1978 and recorded on October 26, 1978. Patricia L. Castleberry having since remarried and is now known as Patricia C. Wallace. Gillis Edward Wallace, her spouse, having since died on October 31, 2021.

unimproved ☐

This is improved ☑ property, known as 1436 Inglewood Circle North, Nashville, TN 37216
(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 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.

Karen Johnson Davidson County
Batch# 844185 DEEDWARR
04/22/2022 11:15:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50



20220422-0046753

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YSRN-22-1436

Witness my/our hands this 20th day of April, 2022.

Patricia C. Wallace

State of Tennessee
County of Davidson

On this 20th day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Patricia C. Wallace, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 20th day of April, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Cheek

