This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-16723-TC

Karen Johnson Davidson County
Batch# 846189 DEEDWARR
04/27/2022 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220427-0048422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of April, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Resicap Tennessee Owner II LLC 3630 Peachtree Road Northeast Suite 1500 Atlanta, GA 30326	New Owner	107 05 0 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Donald Hugh Wall** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Resicap Tennessee Owner II LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its 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. 23 and Reserved Parcel C on the Plan of Bel Air, Section One, as of record in Book 2900, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 including Reserved Parcel C front together 176.4 feet on the Northerly margin of Dabbs Avenue and extends back 163.3 on the Westerly line and 258.7 feet on the Northeasterly line.

Being the same property conveyed to Donald H. Wall, by Warranty Deed from James L. Meeks and wife, Linda M. Meeks, of record in Book 7077, Page 335, in the Register's Office for Davidson County, Tennessee, dated December 19, 1986 and recorded on December 22, 1986. Donald Hugh Wall having since passed on June 12, 2020. This real property being brought into the estate for the payment of debts by court order in Davidson County, Tennessee Circuit Court, docket # 20P-1631. Damon Page being issued letters of administration in said probate case. Dillion Wall being the sole heir-at-law of Donald Hugh Wall.

This is improved property located at: **1944 Dabbs Avenue, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2022.

GRANTOR:

Estate of Donald Hugh Wall

By: _____
Damon Page, Administrator

By: _____
Dillon Wall, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damon Page, Administrator of Estate of Donald Hugh Wall and Dillon Wall, Sole Heir-at-Law of Estate of Donald Hugh Wall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2022.

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 20 2022.

Tori Cole

Affiant Signature

Date: 4/20/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 20, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

