Karen Johnson Davidson County
Batch# 857253 DEEDWARR
05/17/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20220517-0056920

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Y-SRN-22-216

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Asako Matsumoto Walle and Patrick Joseph Walle	loanDepot.com, LLC	
(NAME) **216 Walker Terrace**	(NAME) 25500 COMMERCE CENTRE DR STE 100	042-12-0-014.00
(ADDRESS) **Madison, TN 37115**	(ADDRESS) LAKE FOREST, CA 92630	
(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 consideration, the receipt of which is hereby acknowledged, **PECAN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASAKO MATSUMOTO WALLE AND PATRICK JOSEPH WALLE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Lot No. 6 on the Plan of Gridiron Heights, as of record in Plat Book 2330, page 37, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the Westerly margin of Walker Terrace a corner of Lot No. 6 and 7; thence with the line between said lots. Westwardly 250 feet to a point; thence Northerly 160 feet to a point in the Southerly margin of Williams Avenue; thence with the margin of the same, Eastwardly 230 feet to a point at the beginning of a curve; thence around said curve Southeastwardly 31.42 feet to a point in the Westerly margin of Walker Terrace; thence with the margin of the same, Southerly 140 feet to the beginning.

Being the same property conveyed to Pecan Valley Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Denicia G. Roberts and Christina A. Johnson, Co-Trustees of Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated 10/09/1998 of record in Instrument No. 20211028-0145140 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 28, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 37, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **216 Walker Terrace, Madison, Tennessee 37115**.

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), their heirs and 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), 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(s) this the 6th DAY OF MAY, 2022.

Pecan Valley Properties, LLC

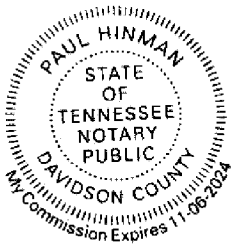
BY:_____
Christopher S. Hellmann
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER S. HELLMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PECAN VALLEY PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/10/2022 ____ (date of document).

Affiant Signature

05/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025