Karen Johnson Davidson County
Batch# 872486 DEEDWARR
06/16/2022 09:29:21 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20220616-0068829

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Amanda Birner
Affiant

Subscribed and sworn to before me this 27th day of May, 2022.

Notary Public
My Commission Expires: 10/26/24

CHRISTINE N MARON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

2022-279

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brian Walker, Juliet W. Walker, and Beverly H. Wallace	New Owner	
6527 Mercomatic Court		102-04-0A-108.00-CO
Nashville, TN, 37209		

WARRANTY DEED

For and in 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, we

Amy Nicole Stauffacher, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brian Alexander Walker and Juliet Wallace Walker, husband and wife, as to 30% of the property and Beverly Harrell Wallace as to 70% of the property,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 108 on the Horizontal property Regime for Hillwood Place Townhomes, as recorded in the Master Deed of record in Instrument No. 20040130-0011736, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for s more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to Amy Nicole Stauffacher, a single woman, by Warranty deed from Antoinette D. Leymaster and David M. Leymaster, wife and husband, of record in Instrument No. 20140805-0070040 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 05, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **409 American Road, #108, Nashville, TN 37209.**

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 our hands this 27th day of May, 2022.

Amy Nicole Stauffacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Nicole Stauffacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/13/2022

