Name and Address of New Owner:
Tara Orr
111 Cedarwood Lane
Madison, TN 37115

Send Tax Bills To:
Tara Orr

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 897056 DEEDWARR
08/01/2022 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20220801-0087423

Map & Parcel No: 043 02 0A 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Victor L. Wallace, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tara Ann Orr, as her sole and separate property,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. C-111 ON THE PLAN OF CEDARWOOD COURTYARD HOMES, PHASE ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 60-61, AND CLARIFIED IN PLAT BOOK 5497, PAGE 800, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VICTOR L. WALLACE, UNMARRIED, BY WARRANTY DEED FROM ERIC SPENCER, UNMARRIED, AND JENNIFER CLARK, UNMARRIED, RECORDED ON JANUARY 6, 2014, OF RECORD IN INSTRUMENT NO. 20140106-0001153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 111 CEDARWOOD LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2022.

Victor L. Wallace
by Cheryl Hembree (SEAL)
Victor L. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2022, before me personally appeared Victor L. 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 29th day of July, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Regina Sullo
(Affiant)

Sworn to and subscribed before me this
29th day of July, 2022.

Sharon Fernandez
Notary Public
My commission expires: 3/3/26
File No. 2022-4858-VM

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Cheryl A. Hembree with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Victor L. Wallace, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Cheryl A Hembree by herself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of July 2022 2022.

My Commission Expires: 3/3/25

NOTARY PUBLIC

DELLANA LOVEHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sharon fernandez, 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 07/29/2022 (date of document).

Affiant Signature

08/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026