Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: THF-22-2323

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 10th day of August, 2022. Notary Public My Commission Expires:

LINDSAY B. FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 904133 DEEDWARR
08/16/2022 12:22:33 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00

20220816-0092805

WARRANTY DEED

Address New Owner: Phillip A. Wallace 2323 McGavock Pike Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 062-13-0-055.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCIA N. WRIGHT, TRUSTEE OF THE STAY 2UNED TRUST DATED JULY 26th, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PHILLIP A. WALLACE, A SINGLE MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East part of Lot No. 33 on the "Map of Riverwood Subdivision", as of record in Book 547, Page 62, Register's Office for said County, and described as follows:

Beginning at a point at the low water mark of the Cumberland River at the Northeast corner of Lot No. 33 in the center line of the creek; thence up said creek South 87-1/4 degrees West 97 feet more or less; thence North 61-1/4 degrees West 132 feet; thence North 10-1/2 degrees West 22 feet; thence South 76-1/4 degrees West 130 feet to a point in a drain and continuing with the drain South 59-1/4 degrees West 29 feet to a point; thence Southerly 220 feet more or less to the Southerly line of Lot No. 33; thence with the Southerly line of the same North 75-1/4 degrees East 390 feet more or less to the low water mark of Cumberland River; thence

Being a portion of the same property conveyed to Benjamin A. Sesar, a single man by Warranty deed from Therese Winnington and David Lewis, wife and husband of record in Instrument No. 20180628-0062489 Register's Office for Davidson County, Tennessee, dated June 25, 2018 and recorded on June 28, 2018. (Value or consideration as shown in aforementioned deed $650,000.00.)

Being a portion of the same property conveyed to Marcia N. Wright, Trustee of Stay 2uned Trust dated July 26, 2021 by Warranty deed from Benjamin A. Sesar, a Single Man of record in Instrument No. 20210810-0108016 Register's Office for Davidson County, Tennessee, dated August 09, 2021 and recorded on August 10, 2021. (Value or consideration as shown in aforementioned deed $1,112,000.00.)

This is improved property commonly known as: **2323 McGavock Pike, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2022.

STAY 2UNED TRUST DATED JULY 26, 2021

Marcia N. Wright

MARCIA N. WRIGHT, Trustee

STATE OF Mississippi)
)
COUNTY OF Perry)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARCIA N. WRIGHT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **STAY 2UNED TRUST DATED JULY 26, 2021**, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 8th day of August, 2022.

Mary Faye Daughdrill

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 128276 MARY FAYE DAUGHDRILL Commission Expires June 26, 2023 PERRY COUNTY