Karen Johnson Davidson County
Batch# 906366 DEEDWARR
08/22/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220822-0094658

WARRANTY DEED

County of Davidson
STATE OF TENNESSEE NOTARY PUBLIC
Jill Neely

DM-KPG-22-5419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 08-10-2022
(AFFIX SEAL)

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)
Jeffrey Mathew Friedman	1631 6th Ave N	
(NAME) **5419 Hickory Park Drive**	Nashville, TN 37208	**162-16-0-026.00**
(ADDRESS) **Antioch, TN 37013**	Same Owner	
(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, **KEVIN DE'VELL WALLACE, ANGELA WALLACE WILCOX, AND JAIME WALLACE, HEIRS AND BENEFICIARIES OF THE ESTATE OF JAMES E. WALLACE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY MATHEW FRIEDMAN, A SINGLE MAN,** 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, being Lot No. 35A on the Plan of Hickory Park Villas, Section 2, Lots 32 thru 40, Zone Lot Division, of record in Plat Book 5200, Page 603, as amended in Plat Book 6250, Page 598, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Edwin Wallace (being one and the same James E. Wallace) by Quitclaim Deed from Brenda Jean Wallace (being one and the same Brenda J. Wallace) of record in Instrument No. 20050906-0106337 Register's Office for Davidson County, Tennessee, dated September 03, 2005 and recorded on September 06, 2005.

Said James E. Wallace became deceased on March 31, 2021, survived by Angela Wilcox, Kevin Wallace and Jaime Wallace. Affidavits of Heirship of record in Instrument 20211012-0137058 and Instrument No. 20211012-0137059. Affiants are Kathy Howard and Torey Brown.

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 5200, Page 603, as amended in Plat Book 6250, Page 598, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6815, Page 800, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for Hickory Park Villas Homeowners Association of record in Book 7891, Page 217, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 4984, Page 569, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5419 Hickory Park Drive, Antioch, Tennessee 37013**.

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 9 DAY OF AUGUST, 2022.

Heirs and Beneficiaries of the Estate of James E. Wallace, deceased

BY: _____
Kevin De'vell Wallace

BY: _____
Angela Wallace Wilcox

BY: _____
Jaime Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DE'VELL WALLACE, HEIR AND BENEFICIARY OF THE ESTATE OF JAMES E. WALLACE, DECEASED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA WALLACE WILCOX, HEIR AND BENEFICIARY OF THE ESTATE OF JAMES E. WALLACE, DECEASED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAIME WALLACE, HEIR AND BENEFICIARY OF THE ESTATE OF JAMES E. WALLACE, DECEASED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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

Certificate of Authenticity

I, Jill Neely, 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 **08/09/2022**.

Date

Jill M Neely

Affiant Signature

08/22/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **August**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)