This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 CENTERVIEW DRIVE, SUITE 140
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 926140 DEEDWARR
10/05/2022 01:47:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221005-0110005

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
Haylee Hall Alex Waddey 4215 HARDING PIKE UNIT 201 NASHVILLE, TN 37205	SAME	103-16-0B-012.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D).

Rachel Schauer
Affiant

KATHRINE B. ROTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this 12 day of September, 2022.

Kathrine B. Roth
Notary Public

My Commission Expires: 5/9/2026

EXECUTOR'S WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY are the duly appointed Co-Executors for the Estate of Virginia Graf Waddey, evidenced by the attached "**Exhibit A**", Letters Testamentary for the Estate of Virginia Graf Waddey, Docket Number 20P1987, which is administered in the Circuit Court for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY, Co- Executors for the Estate of Virginia Graf Waddey (a/k/a VIRGINIA G. WADDEY), have this date bargained and sold, and do hereby transfer, quitclaim, and convey any and all interest in which the Decedent and her Estate owns, to **HAYLEE ADELE WADDEY HALL, an undivided fifty percent (50%) interest, and ALEXANDER CLINTON WADDEY, an undivided fifty percent (50%) interest, as tenants in common,** a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 201, on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of 4215 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, said Register's Office.

Being the same property conveyed to VIRGINIA G. WADDEY, UNMARRIED, by Warranty Deed from MARY MOORE HOOVER, UNMARRIED, of record in Instrument No. 20190107-0001343, dated November 29, 2018 and recorded January 7, 2019, Register's Office for Davidson County, Tennessee.

VIRGINIA G. WADDY (a/k/a VIRGINIA GRAF WADDY) passed away on August 5, 2020,

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 4215 Harding Pike Unit 201 Nashville, TN 37205.

[SIGNATURES ON THE FOLLOWING PAGES]

WITNESS MY HAND this 12 day of September, 2022.

ESTATE OF VIRGINIA GRAF WADDEY

By: _____
HAYLEE ADELE WADDEY HALL, Co-Executor

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAYLEE ADELE WADDEY HALL with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the duly appointed Co-Executor for the Estate of Virginia Graf Waddey by the Circuit Court for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, this 12 day of September, 2022.

_____
Notary Public
My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WITNESS MY HAND this 12 day of September, 2022.

ESTATE OF VIRGINIA GRAF WADDEY

By: _____

ALEXANDER CLINTON WADDEY, Co-Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALEXANDER CLINTON WADDEY with whom I am personally acquainted, who supplied Letters Testamentary evidencing he is the duly appointed Co-Executor for the Estate of Virginia Graf Waddey by the Circuit Court for Davidson County, Tennessee, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 12 day of September, 2022.

_____
Notary Public
My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

Docket No. 20P1987

TO: **HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY**

*It appearing to the Court that **VIRGINIA GRAF WADDEY** has died leaving a written Will in which you are appointed **Co-Executors** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **December 17th, 2020**.*

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

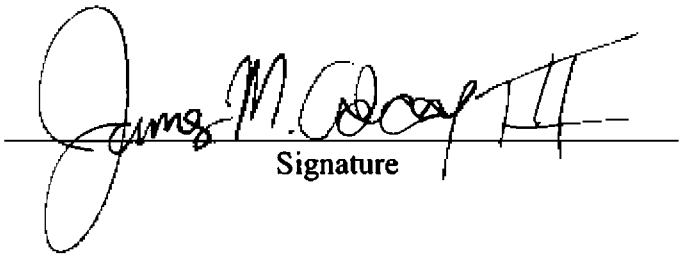
I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY** as **Co-Executors** of the estate of **VIRGINIA GRAF WADDEY**, deceased, and I do further certify that **HAYLEE ADELE WADDEY HALL and ALEXANDER CLINTON WADDEY** are still acting **Co-Executors** of the estate of **VIRGINIA GRAF WADDEY** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the _____ day of _____, 20___.

RICHARD R. ROOKER, Clerk

_____ D.C.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 12, 2022 (date of document).



Signature

September 12, 2022

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of September, 2022.

Rachel Schow

Notary Public

My Commission expires: 3/3/26

