WARRANTY DEED

Karen Johnson Davidson County
Batch# 930755 **DEEDWARR**
10/18/2022 09:38:22 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20221018-0113582

G-FSBO-22-1333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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)
Wellford Dillard and Ellen Terchila	**New Owner**	
(NAME)	(NAME)	**159-01-0-050-00**
17 Park Meadows		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-5814		
(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, **TERESA LYNN WALLACE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WELLFORD DILLARD AND ELLEN TERCHILA AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 80 on the Plan of Hound's Run, as of record in Plat Book 6900, Pages 167 through 171, inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louis C. Wallace and wife, Teresa Lynn Wallace by Special Warranty Deed from Union Planters National Bank, Formerly Fidelity Federal Savings and Loan Association of Tennessee of record in Book 8846, Page 571, Register's Office for Davidson County, Tennessee, dated January 21, 1993 and recorded on January 22, 1993.

The said Louis C. Wallace having since died on October 15, 2020 leaving Teresa Lynn Wallace as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2023, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 167 through 171, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 995, as amended by Affidavit filed in Book 7238, Page 736 and by First Amendment filed in Book 11719, Page 845, HOA recorded in Instrument Number 20220613-0067069, amendment to By Laws recorded in Instrument Number 20060206-0014746, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7080, Page 8, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 3675, Page 362, in the said Register's Office.
- Easements for Transmission Lines of record in Book 2248, Page 618 and Book 2249, Page 86, Register's Office for Davidson County, Tennessee.
- Easement(s) for Water and Sewerage Services of record in Book 7430, Page 183 and Book 7474, Page 695 and Book 8119, Page 535 and Book 8119, Page 538, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1333 Beddington Park, Nashville, Tennessee 37215-5814**.

Witness my/our hand(s) this the 12 DAY OF OCTOBER, 2022.

Teresa Lynn Wallace

Teresa Lynn Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of October, 2022.

Notary Public
My Commission Expires: 10-2-23
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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