Karen Johnson Davidson County
Batch# 933641 DEEDWARR
10/25/2022 02:24:30 PM 5 pgs
Fees: $28.00 Taxes: $40.70
20221025-0115745

Prepared By:

Richard A. Northcutt
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

WARRANTY DEED

Whereas, William G. Wallis, Sr. (the "Grantee") is the owner and holder of a certain promissory note dated September 17, 2021, from Transito Ortiz (the Grantor) to William G. Wallis, Sr., in the original principal amount of $190,000.00, which is secured by a deed of trust of record in Instrument No. 20210922-0126981, Register's Office of Davidson County, Tennessee; and

Whereas, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust.

Now, Therefore, for and in the consideration of the premises, the Grantor has bargained and sold and by these presents does hereby transfer and convey unto the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

A triangular lot situated at the intersection of Robertson and Donelson Streets and Meredith Avenue as shown on the Plan of the Hermitage Addition, of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of Robertson and Donelson Street; running thence easterly with the southerly margin of Robertson Street 87 feet to the northwesterly margin of Meredith Avenue; thence with the northwesterly margin of said Avenue, 111 feet to the easterly margin of Donelson Street; thence northerly with the easterly margin of said Street, 69.1 feet to the beginning.

Description same as prior deed.

Being the same property conveyed to Transito Ortiz, married, by Quitclaim Deed from William G. Wallis, Sr., unmarried, of record in Instrument No. 20210922-0126980, dated September 17, 2021, Register's Office for said County.

Map: 09316041300

To have and to hold said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows: current year's property taxes which will be assumed by Grantee and any easements and/or restrictions, if any, of record in the Register's Office of Davidson County, Tennessee; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this covenant is for the full and complete satisfaction of the herein described promissory note.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This deed in lieu of foreclosure is given as an absolute conveyance of title in consideration of the cancellation of debt to the Party of the Second Part under a note given by the Party of the First Part dated 10/25/22. This deed is not intended to be an additional security.

Witness our hands this, the 25th day of October, 2022.

Grantor:

By _____
Transito Ortiz

Grantee:

By _____, SR
William G. Wallis, Sr.

State of Tennessee
County of Davidson

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

Witness my hand, at office, this 25th day of October, 2022.

My commission expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

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

Witness my hand, at office, this 25th day of October, 2022.

My commission expires:

1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I hereby affirm that the actual consideration for this transfer is $11,000.00.

Affiant

Sworn to and subscribed before me, this 25th day of October, 2022.

Notary Public

My commission expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Property Owner:

Glen G. Wallis, Sr.
5209 Lake Court
Brentwood, TN 37027

Person(s) Responsible for Taxes:

Glen G. Wallis
5209 Lake Court
Brentwood, TN 37027

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Brittney Linville, 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 October 25, 2022.

(AFFIANT) – Brittney Linville

October 25, 2022
Date

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me October 25, 2022.

My commission expires: 10/2/23

Notary Public