WARRANTY DEED

Karen Johnson Davidson County
Batch# 962873 DEEDWARR
01/20/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230120-0004697

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katheryn Elizabeth Bryand and Jesse Santoyo	New Owner	Parcel ID: 051-02-0-035-01
(NAME) 1012 S Graycroft Avenue	(NAME) 1012 S Graycroft Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leslie Anne Waller and Joshua B. Waller as sole devisees of The Estate of Mary Beth Waller**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katheryn Elizabeth Bryan†, unmarried and Jesse Santoyo, unmarried, joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, beginning at an iron pin in the westerly margin of South Graycroft Avenue 404 feet South of the Southwest corner of the intersection of Chadwell Drive and South Graycroft Avenue; thence from said iron pin South 80-46-00 West 299.3' to an iron pin; thence North 9-30-00 West, 3.96' to an iron pin; thence South, 80-46-00 West, 126.21' to an iron pin; thence South 10-03-27 East, 112.14' to an iron pin; thence North 80-46-00 East, 419.38' to an iron pin in the westerly margin of South Graycroft Avenue; thence North 10-03-27 West, 103.45' to the point of beginning.

Being the same property conveyed to David W. Waller and wife, Mary Beth Waller by Warranty Deed from Albert E. Steakley and wife, Betty B. Steakley, dated August 27, 2003 and recorded September 2, 2003 in Instrument No. 20030902-0126823, in the Register's Office for Davidson County, Tennessee. The said David W. Waller having since died on December 2, 2020 leaving Mary Beth Waller as the surviving tenant by the entirety. Their marriage having been continuous from them time they acquired title to the property until his death. The said Mary Beth Waller having since died, testate, on October 13, 2022., leaving Leslie Anne Waller and Joshua B. Waller as sole devisee's, The Last Will and Testament of Mary Beth Waller was probated in the Probate Court of Davidson County, Tennessee, Case No. 22P2219.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1012 S Graycroft Avenue, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 17 day of January, 2023.

Leslie Anne Waller and Joshua B. Waller as sole devisees of The Estate of Mary Beth Waller

BY: _____
Leslie Anne Waller

BY: _____
Joshua B. Waller

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Leslie Anne Waller and Joshua B. Waller as sole devisees of The Estate of Mary Beth Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of January, 2023.

_____
Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, Emily Manno, 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 **1/17/23**.

Date

Affiant Signature

1/17/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **17** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON