THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243720

Karen Johnson Davidson County
Batch# 982296 **DEEDWARR**
03/20/2023 10:11:51 AM 2 pgs
Fees: $13.00 Taxes: $13,764.00

20230320-0019827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,720,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4002 Wallace Lane Trust 4002 Wallace Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116 16 0 140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron B. Flinn Esquire, Trustee of the Wallace Land Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 4002 Wallace Lane Trust dated March 17th, 2023** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Donna Heights of record in Plat Book 2083, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 95 feet on the East side of Vail Avenue, and runs back 535.8 feet on the North line and 541.7 feet on the South line, to a dead line in the rear on which it measures 95.1 feet.

Being the same property conveyed to Aaron B. Flinn Esquire, Trustee of the Wallace Land Trust, by Warranty Deed from Chesnut Infill, GP, a Tennessee General Partnership, of record in Instrument No. 20201223-0152991, in the Register's Office of Davidson County, Tennessee, dated December 17, 2020 and recorded on December 23, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Donna Heights, as recorded in Plat Book 2083, Page(s) 17.

Easement for Bridge and Driveway, recorded in Instrument No. 20210407-0045663.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

This is improved property located at 4002 Wallace Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors; heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2023.

The Wallace Land Trust

By: _____
Aaron B. Flinn Esquire, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron B. Flinn Esquire, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of The Wallace Land Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 17th day of March, 2023.

Notary Public _____

My Commission Expires: May 9 2026

DENISE L. BACON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026