Karen Johnson Davidson County
Batch# 984713 DEEDWARR
03/27/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230327-0022009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

William G. Wallis, SR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William G. Wallis, Sr.	NEW OWNER	Map: 16103007500
(NAME) 5209 Lake Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY ELLEN JACKSON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM G. WALLIS, SR., UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 3 on the Plan of Brewer Heights, Section 1 of record in Book 4595, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Ellen Jackson, unmarried, by Quitclaim Deed from Andrew B. Gibson, Jr. Trustee for the Mary Ellen Gibson Hoover Trust, of record in Instrument No. 20111222-0100186, dated December 19, 2011, Register's Office for said County. Also see Warranty

Deed of record in Instrument No. 20030731-0108927, said Register's Office. See also Scrivener's Affidavit of record in Instrument No. 202303270022007, said Register's Office.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4595 Page 155, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4691, Page 80, Register's Office for said County.

The signature of Mary Ellen Jackson is signed by her duly appointed Attorney-in-Fact, Andrew B. Gibson, Jr., pursuant to the Power of Attorney of record in Instrument No. 202303270022008, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 537 Brewer Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of March, 2023.

Mary Ellen Jackson by [signature] Atty-in-Fact
Mary Ellen Jackson
By: Andrew B. Gibson, Jr., as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Andrew B. Gibson, Jr., 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 on behalf of Mary Ellen Jackson, as her Attorney-in-Fact, as the free act and deed of the within named Mary Ellen Jackson.

Witness my hand and official seal this 24th day of March, 2023.

My Commission Expires: 3/6/24

[signature]
Notary Public

[signature] NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 March 24, 2023.

(AFFIANT) – Karen Suggs

03/24/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 24th day of March, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY