Karen Johnson Davidson County
Batch# 1011617 DEEDWARR
06/06/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20230606-0042682

Warranty Deed

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2023.

Julie Bailey
Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers:
Thomas B. Hines and Mary Y. Hines	New Owner(s)	117-06-0A-013.00-CO
3509 Carlton Square Place		
Raleigh, NC 27612		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY L. GALLAWAY AND SANDRA T. GALLAWAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS B. HINES AND MARY Y. HINES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS HER 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, being Unit No. 10B on the Plan of Condominium Plat of Wellesley Trace Section 3, Lot 10 of record in Plat Book 5210, Page 315, 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 Jerry L. Gallaway and wife, Sandra T. Gallaway by Warranty deed from Carrie Lynn Creamer, married of record in Book 11500, page 158, Register's Office for Davidson County, Tennessee, dated May 27, 1999 and recorded on May 28, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2932 Wellesley Trace, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~31st~~ 30th MER day of May, 2023.

Jerry L. Gallaway

Sandra T. Gallaway

Sandra T. Gallaway

STATE OF OHIO
COUNTY OF VAN WERT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry L. Gallaway and Sandra T. Gallaway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2023.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

Maryam Elizabeth Rezayat
Attorney at Law
Notary Public in and for the State of Ohio
My Commission does not expire
Section 147.03 O.R.C.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023