Karen Johnson Davidson County
Batch# 1033860 DEEDWARR
08/02/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230802-0059760

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645091**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2023. Notary Public My Commission Expires: 1/11/2026

STEPHEN JASCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Samantha Marie Mercer 808 Restover Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108 04 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, **Adam Wallace and Sarah Morgan Wallace, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Marie Mercer, a single person**, ("Grantees"), their, 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. 328 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, 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 Adam Wallace and Sarah Morgan Wallace, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Adam Wallace, a married man, of record in Instrument No. 20200707-0073292, in the Register's Office of Davidson County, Tennessee, dated April 10, 2020 and recorded on July 07, 2020.

Being the same property conveyed to Adam Wallace, a single man, by Warranty Deed for Tennessee from Dianne Pope Sutter and Wayne Sutter, wife and husband, of record in Instrument No. 20161209-0129508, in the Register's Office of Davidson County, Tennessee, dated December 05, 2016 and recorded on December 09, 2016.

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 for the year 2023 and thereafter, 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 Larchwood, Section 6, as recorded in Plat Book 6250, Page 235.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6452, Page 163.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20100802-0060303.

This is improved property located at 808 Restover Court Nashville TN 37214

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 1st day of August, 2023.

Adam Wallace

Sarah Morgan Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Wallace and Sarah Morgan Wallace, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2023.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Bradley, 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 July, 1st, 2023.

Custodian's Signature — date: 8.1.23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON