Karen Johnson Davidson County
Batch# 1036287 DEEDWARR
08/09/2023 09:49:40 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20230809-0061679

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/28/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace Properties, LLC	Wallace Properties, LLC	086-14-0E-003-00CO
(NAME) 521 Taffy Way	(NAME) 813 Salisbury Way	
(ADDRESS) Nashville, TN 37076	(ADDRESS) Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT G. DRAGO, JR., AN UNMARRIED MAN,

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

WALLACE PROPERTIES, LLC

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, being Unit 3 as shown on Exhibit A-1 of the Declaration of Covenants, Condition and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504, and Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Robert G. Drago, Jr., an unmarried man

Being the same property conveyed to Robert G. Drago, Jr., an unmarried man by Deed dated March 25, 2022 from Southeastern Development Enterprise LLC, a Tennessee limited liability company, recorded March 30, 2022, in Instrument Number 20220330-0036948, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 521 Taffy Way, Nashville, TN 37076

LT&E File #20297

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/our hand(s) this 27th day of June, 2023.

Robert G. Drago, Jr.

STATE OF Tennessee
COUNTY OF Williamson

On this 27th day of June, 2023 before me, a notary public, personally appeared Robert G. Drago, Jr., to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/3/25

STATE OF _____
COUNTY OF _____

On this ____ day of _____, _____ before me, a notary public, personally appeared , to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: _____