Karen Johnson Davidson County
Batch# 1051213 DEEDWARR
09/18/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20230918-0073134



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2023.

Notary Public

My commission expires: 11-2-24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rickey Lee Clarke	New Owner	146-14-0-021.00
854 Forest Acres Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Charles M. Wallace, Trustee The Wallace Family Trust dated April 13, 2022

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rickey Lee Clarke, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Forest Acres Subdivision, Section III, as of record in Book 1424, page 56, Register's Office for said County.
Said Lot No. 19 fronts 276 feet on the Westerly side of Forest Acres Drive and runs back between lines, 295.6 feet on the North line and 276.3 feet on the Southerly line, to a dead line in the rear, measuring 163.1 feet thereon.

Being the same property conveyed to Charles M. Wallace, Trustees of the Wallace Family Trust dated April 13, 2022 by Special Warranty Deed to Trustee deed from Elizabeth B. Wallace of record in Instrument No. 20220419-0045333 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 19, 2022.

This is improved property known as **858 Forest Acres Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of September, 2023.

The Wallace Family Trust dated April 13, 2022

BY: _____, TRUSTEE
Charles M. Wallace, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles M. Wallace, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of The Wallace Family Trust dated April 13, 202 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2023.

_____
Notary Public
My Commission Expires: 11-2-26

J CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Lenders Title Company File No. 23-001108-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 09/15/2023 (date of document).

Affiant Signature

09/18/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

