This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21674-AP

Prepared by
Record and Return To
Chapman and Associated Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$3,400,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2023.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1064190 DEEDWARR
10/24/2023 10 30 46 AM 2 pgs
Fees $13 00 Taxes. $12,580 00
20231024-0083200

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Keith Wallace 1517 Lone Oak Circle Nashville, TN 37215	NEW OWNER	131-7-98 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Magnolia Trace Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Keith Wallace, unmarried**, 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 all of Lot No. 29, Lone Oak Heights, according to survey and plat of same appearing of record in Plat Book 1424, page 2, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Magnolia Trace Properties LLC by Warranty Deed from Stuart Hunter and Jacqueline Hunter, husband and wife, as to a one-half interest and Nathan Hunter and Jane B Hunter, husband and wife, as to a one-half interest, dated May 16, 2019, recorded May 22, 2019, of record in Instrument No. 20190522-0048327, Register's Office for Davidson County, Tennessee.

This is improved property located at. **1517 Lone Oak Circle, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Taxes for the year 2023 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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 Whenever 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, Grantor has executed this instrument on this 20th day of October, 2023.

GRANTOR:

Magnolia Trace Properties, LLC,
a Tennessee Limited Liability Company

By: Gregory Alan Fagan, Jr.
Gregory Alan Fagan, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Alan Fagan, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of Magnolia Trace Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2023

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024