Karen Johnson Davidson County
Batch# 1069467 DEEDWARR
11/07/2023 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20231107-0087179

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37911-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 7th day of November, 2023. Notary Public My Commission Expires: 11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brian Wallace, Susan Wallace 4220 Lone Oak Rd., Unit A Nashville, TN 37215	**Send Tax Bills To:** New American Funding, LLC P.O. Box 650076 Dallas, TX 75265-0076	**Tax Information:** Map and Parcel No.: 131030D00500CO

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, **Robert Lee England, IV, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Wallace and Susan Wallace, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4220 Lone Oak Rd., Unit A, Nashville, TN 37215.

Lois Harrison England, spouse of the Grantor, joins in the execution of this document in order to convey any marital interest that she may hold in the Subject Property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 7th day of November, 2023.

Robert Lee England, IV by Gerald G. Patterson, his attorney-in-fact

Lois Harrison England by Gerald G. Patterson, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Robert Lee England, IV, and he is authorized by Robert Lee England, IV to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of November, 2023.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lois Harrison England, and he is authorized by Lois Harrison England to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of November, 2023.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A Lone Oak Park Condominiums, together with the appurtenant interest in the common elements of Lone Oak Park Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6108, Page 332, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 3 on the Plan of Lone Oak Park of record in Book 5800, Page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Lee England, IV and L. Allison May, both unmarried, as joint tenants with the right of survivorship and not as joint tenants in common, by deed dated June 14, 996 from The Corporeal Group, a Tennessee general partnership, of record in Book 10091, Page 498, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 30, 2000 of record in Instrument No. 20030403-0044011, Register's Office for Davidson County Tennessee, Lee Allison May conveyed her interest in subject property to Robert Lee England, IV.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1166, page 81, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lone Oak Park Condominiums, of record in Book 6108, page 332, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5800, page 211, Register's Office for Davidson County, Tennessee.

Certification of Recorded Documents

I, Julia Wyatt, 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 November 7, 2023.

(AFFIANT) – Julia Wyatt

11/07/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of November, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY