This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

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

Karen Johnson Davidson County
Batch# 1073358 DEEDWARR
11/20/2023 09:32:42 AM 2 pgs
Fees: $13.00 Taxes: $2,219.96

20231120-0090086

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $599,990.00.

Katie Bradley
Affiant

Subscribed and sworn before me this the 16th day of November, 2023.

Notary Public
My commission expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel G. Waller 891 Belton Dr. Nashville, TN 37205	New owner	102-14-0 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARA ANN MCNELIS AND BENJAMIN POWERS BAXTER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL G. WALLER AND TRACEY L. WALLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 131, as shown on the map entitled the Plan of Crest Meade Section "A", of record in Book 2330, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Sara Ann McNelis and Benjamin Powers Baxter, wife and husband, by deed dated 05/11/2020, from Sara Ann McNelis, of record in Instrument No. 20200519-0051861, Register's Office for said County.

Also being the same property conveyed Sara Ann McNelis, an unmarried woman, by deed dated 04/15/2019, from Ollie A. Ozden, unmarried, of record in Instrument No. 20190418-0035742, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 891 Belton Dr., Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of November, 2023.

Sara Ann McNelis

Benjamin Powers Baxter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara Ann McNelis and Benjamin Powers Baxter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2023.

My commission expires: 9-7-26

Notary Public

