Karen Johnson Davidson County
Batch# 1086099 DEEDWARR
12/28/2023 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20231228-0099542

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$500,000.00**

Subscribed and sworn to before me this 22nd day of December, 2023.

Notary Public **Affiant**
My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Laura Beken & Jim Foreman **4412 Waller Road** **Whites Creek, TN 37189**	Same as New Owner	**048-00-0-166.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Karla Diane Waller, Surviving Trustee of The Jerry D. Waller and Karla Diane Waller Revocable Living Trust and Karla Diane Waller, a/k/a Diane Waller, widow**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **James David Foreman and Laura Beken, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 1st Council District of Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the center of Waller Road, the same being located 1084 feet southwest of an iron pin in the center of Waller Road at its intersection with the common line between the Davis G. Neisz property as recorded in Book 3979, page 696, Register's Office, Davidson County, Tennessee, and the J. T. Blanton property as recorded in Book 2442, page 549, Register's Office, Davidson County, Tennessee, as measured along the center of Waller Road, thence with the center of Waller Road South 34° 20' West 550 feet; thence South 66° 20' West 100 feet; thence North 40° 41' 24" West 328.16 feet; thence North 34° 20' East 550 feet; thence South 55° 40' East 370 feet to the point of beginning, containing 5.03 acres more or less.

Being the same property conveyed to Jerry D. Waller and wife Diane Waller, by Warranty Deed from Oliver James Waller, Sr., and wife, Mary Ellen Carney Waller, dated July 14, 1972 in Book 4619, Page 216, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry D. Waller and Karla Diane Waller as Trustees for The Jerry D. Waller and Karla Diane Waller Revocable Living Trust by Limited Warranty Deed from Jerry D. Waller and Karla Diane Waller dated July 9, 2008 and recorded August 20, 2008 in Instrument No. 20080820-0085519, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jerry D. Waller and Karla Diane Waller as Trustees for The Jerry D. Waller and Karla Diane Waller Revocable Living Trust by Limited Warranty Deed from Jerry D. Waller and Karla Diane Waller dated July 9, 2008 and recorded August 20, 2008 in Instrument No. 20080820-0085522, Register's Office of Davidson County, Tennessee.

Being the same property further conveyed to Jerry D. Waller and Karla Diane Waller as Trustees for The Jerry D. Waller and Karla Diane Waller Revocable Living Trust, (as to a 1/5 interest) by Deed of Correction from Jerry D. Waller and Karla Diane Waller dated February 15, 2009 and recorded April 15, 2009 in Instrument No. 20090415-0034087, Register's Office of Davidson County, Tennessee.

The said Jerry D. Waller died on September 18, 2021, leaving Diane Waller a/k/a Karla Diane Waller, as the surviving tenant by the entirety and as the surviving Trustee for The Jerry D. Waller and Karla Diane Waller Revocable Living Trust.

This conveyance is subject to the perpetual easement conveyed in a certain Grant of Easement of record in Instrument No. __202312280099541____, said Register's Office.

This conveyance is further subject to all restrictions, easements and planning documents of record. This is improved property known as: 4412 Waller Road, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 22nd of December, 2023.

The Jerry D. Waller and Karla Diane Waller Revocable Living Trust

Karla Diane Waller

Karla Diane Waller, Surviving Trustee

Diane Waller

Karla Diane Waller, a/k/a Diane Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Karla Diane Waller, Surviving Trustee of The Jerry D. Waller and Karla Diane Waller Revocable Living Trust,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22nd day of December, 2023.

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Karla Diane Waller,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22nd day of December, 2023.

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright
NOTARY PUBLIC

Certificate of Authenticity

I, Joshua A. Terry, 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 12/22/23.

Affiant Signature – Joshua A. Terry

12/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/27/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27