Karen Johnson Davidson County
Batch# 1086137 DEEDWARR
12/28/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20231228-0099590

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of December, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles D. Flynn and Susan D. Flynn	Same as New Owner	075-07-0-082.00
(NAME)	(NAME)	
3220 Underwood Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $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 **Joseph B. Wallace, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles D. Flynn and Susan D. Flynn, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 178, as shown on the map entitled Section Four, Tulip Grove, of record in Book 4175, page 12, 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 THOMAS BLANTON WALLACE AND WIFE, NANCY R. WALLACE, by deed from J.K. WOODARD, TRUSTEE, of record in Book 5332, page 34, dated August 25, 1978, said Register's Office. Thomas Blanton Wallace and Nancy R. Wallace having since divorced, Nancy R. Wallace is now known as Nancy Raye Barrett Wallace Fagan.

NANCY RAYE BARRETT WALLACE FAGAN AND HUSBAND, BOBBY JOE FAGAN, conveyed their interest in said property to THOMAS B. WALLACE, by Quitclaim Deed of record in Book 7570, page 387, dated June 10, 1988, said Register's Office.

THOMAS B. WALLACE further conveyed said property to THOMAS B. WALLACE AND JOSEPH B. WALLACE, AS UNDIVIDED TENANTS IN COMMON, WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20041008-0121877, dated October 1, 2004, said Register's Office.

THOMAS B. WALLACE died on or about September 10, 2023, leaving JOSEPH B. WALLACE as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 4440 Baton Rouge Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of December, 2023.

Joseph B. Wallace

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph B. Wallace, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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.

Date

Celia Stewart-Rouse

Affiant Signature

12/22/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of December, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY