This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3030-LB

Karen Johnson Davidson County
Batch# 1131324 DEEDWARR
05/06/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20240506-0033133

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2024.

Notary Public
My Commission Expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucas Wallace 5515 Country Drive #28 Nashville, TN 37211	Silverton Mortgage 516 Alcoa Trail Maryville, TN 37804	162 05 0C 028.00

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, **Dayna Thomas Downs, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lucas Wallace, an unmarried man**, hereinafter called the Grantee(s), his 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 Town House No. 28, in HICKORY VALLEY CONDOMINIUMS, a Horizontal Property Regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dayna Thomas Downs, A Married Woman, by Quitclaim Deed from Dayna Thomas (Also known as Dayna Thomas Downs, a married woman, who acquired title as an unmarried woman), of record in Instrument No. 20171102-0112675, in the Register's Office of Davidson County, Tennessee, dated October 27, 2017, and recorded on November 02, 2017.

Being the same property conveyed to Dayna Thomas, by Warranty Deed from James T. McDowell, and wife Barbara J. McDowell, of record in Instrument No. 20080401-0032562, in the Register's Office of Davidson County, Tennessee, dated March 27, 2008 and recorded on April 01, 2008.

Stephen Lee Downs joins in the execution of this instrument to convey any and all marital rights he may have in said property.

This is ☒ improved or ☐ unimproved **property located at: 5515 Country Drive, 28, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 1st day of May, 2024.

GRANTOR:

Dayna Thomas Downs

Dayna Thomas Downs

Stephen Lee Downs

Stephen Lee Downs

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dayna Thomas Downs and Stephen Lee Down, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026

202405060033133

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/1/24.

Affiant Signature

5/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY