Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0131

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2024

Notary Public

Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Armando Vazquez Vazquez 160 McCall Street Nashville, TN 37211	New Owners	133-03-0-091.00

Karen Johnson Davidson County
Batch# 1143096 DEEDWARR
06/04/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240604-0041703

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary W. Temple, Esq., Executor of the Estate of Timothy C. Wallace

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Armando Vazquez Vazquez, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of Lot No. 30 Hinchley's Property as of record in Minute Book 1, Page 442, Chancery Court of Davidson County, Tennessee, according to survey of George W. Watkins, dated July 9, 1954, more particularly described as follows:
Said parcel of land fronts 85.1 feet on the Northerly side of McCall Street and runs back between parallel lines 200 feet to a dead line in the rear and measures 85.2 feet on said dead line.

BEING the same property conveyed to Charles D. Wallace and wife, Ruth G. Wallace, by Deed from Hoyte T. Richardson and wife, Lula M. Richardson, dated 2/15/1955 and recorded 2/16/1955 in Book 2343, Page 181, in the Register's Office of Davidson County, Tennessee.

The said Ruth G. Wallace predeceased Charles D. Wallace on May 12, 2010. The said Charles D. Wallace having since died testate March 9, 2020, with his estate having been probated under Case No. P-2498-20, in the Probate & Juvenile Court of Humphreys County, Tennessee, in which subject property was devised to his son, Timothy Wallace.

The said Timothy Wallace, also known as Timothy C. Wallace, having since died testate on January 18, 2023 with his estate being probated under Case No. 23P-580, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his estate to Shriners Crippled Children's Hospital and St. Jude's Children's Research Hospital. Gary W. Temple was named Executor of the Estate of Timothy C. Wallace. Gary W. Temple, Esq./Executor is Authorized to Sell/Close on behalf of Beneficiaries by Order filed 5/29/2024 in Docket No. 23P-580, in the Seventh Circuite Court for Davidson County, Tennessee (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 160 McCall Street Nashville, TN 37211.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2024.

Gary W. Temple, Esq. as Executor of the Estate of Timothy C. Wallace

By: _____ Executor

Gary W. Temple, Esq., Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, Esq., Executor of Estate of Timothy C. Wallace** 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 Hendersonville, Tennessee this 31st day of May, 2024.

Kim Graves
Notary Public
My Commission Expires: 8.2024

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Certificate of Authenticity

I, Holly A. Mason, 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 May 31, 2024.

Affiant Signature

5/31/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY