Name and Address of New Owner:
Kenneth Drake Wallace and Gabi Simic
26 Fawn Creek Pass
Nashville, TN 37214

Send Tax Bills To:
NEW OWNERS

Karen Johnson Davidson County
Batch# 1178094 DEEDWARR
09/05/2024 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240905-0068256

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 122-01-0A-238-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor Renee Bacon and Justin Kirk, wife and husband,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kenneth Drake Wallace, an unmarried man, and Gabi Simic, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 13 of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions establishing Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three of record in Instrument Number 20001011-0101044, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime ad buildings thereof; said unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Taylor Renee Bacon, an unmarried woman, by Warranty Deed dated January 20, 2022 from Latoshia Shantee Williams, a single woman, recorded January 27, 2022 in Instrument No. 20220127-0009890 in the Register's Office.

Justin Kirk joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2024.

_____(SEAL)
Taylor Renee Bacon

_____(SEAL)
Justin Kirk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2024, before me personally appeared Taylor Renee Bacon and Justin Kirk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of September, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of September, 2024.

Notary Public
My commission expires:_____
File No. 2024-7187-TS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept 3, 2024 (date of document)

Regina Sullo

Affiant Signature

September 5, 2024

Date

State Of TN

County of Davidson

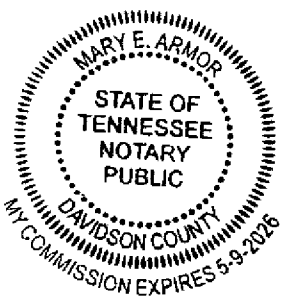
Sworn and subscribed before me this 3rd day of September, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202409050068256