Karen Johnson Davidson County
Batch# 1196363 DEEDWARRSP
10/21/2024 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20241021-0081761

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Kathy A. Leslie 206 Point East Drive Nashville, TN 37216	SAME 206 Point East Drive Nashville, TN 37216	08202002500

FOR AND IN CONSIDERATION of the sum of TEN 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, and in connection with the Estate of Melisssa Ann Wall, the decedent's Last Will and Testament having been duly admitted to probate in the Chancery Court for Sumner County, Tennessee, as Case No. 2021-PR-600, Aubrey B. Harwell, Jr., Executor, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Kathy A. Leslie, a single woman, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 1000 Dickerson Pike, Nashville, TN 37207.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, that he has good right to convey it and the same is unencumbered except for the following:

1. The 2024 Davidson County Real Property taxes, which have been prorated between the parties and paid.

2. All matters on the Plat of record in Book 314, Pages 540 and 541, said Register's Office.

GRANTOR further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise.

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 our hands this 18 day of October, 2024.

AUBREY B. HARWELL, JR., Executor

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall, 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 seal, at office in Nashville, Tennessee, this the 18th day of October, 2024.

Notary Public

My Commission Expires: 7/7/27

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Public

My Commission Expires: 8/3/24

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

BEING small lots No. 1 on the map of the subdivision of the lands of Mary R. Brown's Heirs, as of record in Book 314, Pages 540 and 541, Register's Office for said County.

Being part of the same property conveyed Patricia E. Wall and Cumberland Trust & Investment Company, as Co-Trustees of the Nathan T. Wall Marital Trust, by Executor's Deed from Patricia E Wall and Aubrey B. Harwell, Jr., Co-Executors of the Estate of Nathan T. Wall, of record in Instrument Number 20081229-0123058, Register's Office for Davidson County, Tennessee. Further conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, as Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Company, as Co-Trustees of the Nathan T. Wall Marital Trust, of record in Instrument Number 20180521-0048382, said Register's Office. Further conveyed to Melissa Wall, by Quitclaim Deed from Patricia E. Wall and Pendleton Square Trust Company, LLC, as Co-Trustees of the Nathan T Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, of record in Instrument Number 20210802-0103291, as corrected in Instrument Number 20210930-0131741, said Register's Office. The said Melissa Wall having since died Testate of record in Will Book 2021, page 2479, leaving her interest to be under the control of Aubrey B. Harwell, Jr., Executor.

I, Andy Maloney, 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 **10/18/2024** (date of document).

Affiant Signature
Date **10/18/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **18** day of **October**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY