Karen Johnson Davidson County
Batch# 1203560 DEEDWARR
11/13/2024 10:25:30 AM 10 pgs
Fees: $53.00 Taxes: $1,268.06
20241113-0088252

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4989

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,720.00

Affiant

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of November, 2024

Notary Public

Commission Expires: 7-3-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raju Bashar 207 Whorley Drive Nashville, TN 37217	New Owners	150-01-0-078.00

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,

Lana Bell, a married woman, Peggy Lammers, a married woman, Tammy Bondy, a married woman, Deborah Wallace, an unmarried woman, Bobbie Floyd, an unmarried woman, Bonnie Verhow, a single woman, Charles Curtis Coughlin, a married man, Michael Greco, an unmarried man, and Matthew Greco, an unmarried man, heirs-at-law of Elva Marie Wallace and Jacqueline Marie Wallace, and Christie Wallace, sole devisee of John Wallace, Jr.

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

Raju Bashar

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 Lot 259 on the Plan of Edge-O-Lake Estates, Section III, as of record in Plat Book 3600, Page 82, Register's Office for said County.

Said Lot No. 259 fronts 70.05 feet on the Northerly side of Whorley Drive and runs back between lines measuring 187.04 feet on the Easterly side and 125.38 feet on the Westerly side to a dead line in the rear on which it measures 99.11 feet.

Being the same property conveyed to John R. Wallace and wife, Elva M. Wallace by Warranty Deed from Individualized Homes, Inc of record in Book 4066, page 316, Register's Office for Davidson County, Tennessee, dated October 7, 1966 and recorded on October 11, 1966.

Being the same property conveyed to Elva M. Wallace by Warranty Deed from John R. Wallace of record in Book 4279, page 272, Register's Office for Davidson County, Tennessee, dated October 16, 1968 and recorded on October 17, 1968.

Being the same property conveyed to Lee V. Davis and wife, Elva M. Davis by Quitclaim Deed from Barbara J. Gregory, Trustee, on behalf of Elva M. Wallace, of record in Book 4813, page 66, Register's Office for Davidson County, Tennessee, dated May 06, 1974 and recorded on May 07, 1974.

Being the same property conveyed to Elva M. Davis in fee simple absolute by Quitclaim Deed from Pat Nichol, Trustee on behalf of Lee V. Davis and Elva M. Davis, of record in Book 4838, page 92, Register's Office for Davidson County, Tennessee, dated July 26, 1974 and recorded on July 26, 1974.

Being the same property conveyed to Elva Marie Wallace by Quitclaim Deed from Charles C. Morrow, Trustee on behalf of Elva M. Davis, of record in Book 5332, page 125, Register's Office for Davidson County, Tennessee, dated August 30, 1978 and recorded on August 31, 1978.

Elva Marie Wallace died intestate and unmarried on July 16, 2012, leaving six (6) children, Lana Bell, Peggy Lammers, Tammy Bondy, Deborah Wallace, Bobby Floyd, John Wallace, Jr. and Jacqueline Marie Wallace, surviving her as heirs-at-law. One of Elva Marie Wallace's children, Bonnie Catherine Greco, had predeceased her on July 25, 2010, leaving four (4) children, who survived their grandmother, Elva Marie Wallace, being Bonnie Verhow, Charles Curtis Coughlin, Matthew Greco and Michael Greco. See Affidavit of Heirship recorded contemporaneously herewith as Instrument No. 202411130088250, and Affidavit of Heirship of record as Instrument No. 20240111-0002259, both in the Register's Office for Davidson County, Tennessee.

Jaqueline Marie Wallace died intestate on November 10, 2015, unmarried, both her parents having predeceased her, and without having left any issue, thus leaving as her heirs-at-law her siblings, Lana Bell, Peggy Lammers, Tammy Bondy, Deborah Wallace, Bobby Floyd, John Wallace, Jr., and her nieces and nephews, Bonnie Verhow, Charles Curtis Coughlin, Matthew Greco and Michael Greco. See Affidavit of Heirship recorded contemporaneously herewith as Instrument No. 202411130088251, and Affidavit of Heirship of record as Instrument No. 20240205-0007689, both in the Register's Office for Davidson County, Tennessee.

Bonnie Catherine Greco died intestate on July 25, 2010, leaving four (4) children, Bonnie Verhow, Curtis Coughlin (AKA Charles Curtis Coughlin), Matthew Greco and Michael Greco, surviving her as heirs-at-law.. See Affidavit of Heirship recorded contemporaneously herewith as Instrument No. 202411130088249, in the Register's Office for Davidson County, Tennessee

John Wallace, Jr. died testate on January 4, 2024, leaving his spouse, Christie Wallace, as his sole residuary beneficiary and devisee. In the probate Court for Davidson County, Tennessee, Docket No. 24P-1081.

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: 207 Whorley Drive, Nashville, TN 37217

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 used, 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 October, 2024.

Lana Bell
Lana Bell

Peggy Lammers
Peggy Lammers

Deborah Wallace
Deborah Wallace

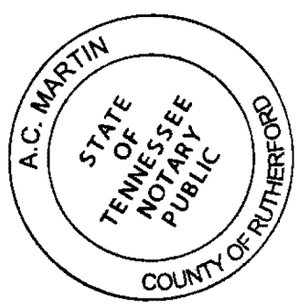
Bobbie Floyd
Bobbie Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Lana Bell, Peggy Lammers, Deborah Wallace, Bobbie Floyd, 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 31st day of October, 2024.

Notary Signature
My commission expires: 5-16-26



Dated this the 31 day of oct, 2024.

Tammy Bondy

Tammy Bondy

STATE OF Michigan
COUNTY OF Monroe

On this 31 day of oct, 2024, before me personally appeared Tammy Bondy, 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 31 day of oct, 2024.

Notary Signature
My commission expires: 4 Jan 2030

LATISHIA ROBINSON
Notary Public - State of Michigan
County of Monroe
My Commission Expires Jan 4, 2030
Acting in the County of Monroe

Dated this the 31st day of October, 2024.

Bonnie Verhow

Bonnie Verhow

STATE OF Tennessee
COUNTY OF Rutherford

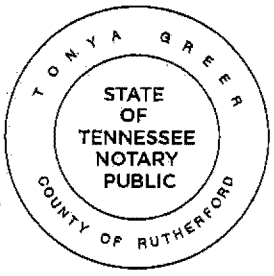
On this 31st day of October, 2024, before me personally appeared Bonnie Verhow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Tonya Green

Notary Signature
My commission expires: 05/18/2025

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 18, 2025

Dated this the 30th day of October, 2024.

Charles Curtis Coughlin

Charles Curtis Coughlin

STATE OF Tennessee
COUNTY OF Rutherford

On this 30th day of October, 2024, before me personally appeared Charles Curtis Coughlin, 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 30th day of October, 2024.

Tonya Greer

Notary Signature
My commission expires:
05/18/2025

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 18, 2025

Dated this the 1st day of November, 2024.

Christie Wallace

Christie Wallace

STATE OF Tennessee
COUNTY OF Rutherford

On this 1st day of November, 2024, before me personally appeared Christie Wallace, 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 1st day of November, 2024.

Tonya Greer

Tonya Greer
Notary Signature
My commission expires: 05/18/2025

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 18, 2025

Dated this the 31st day of October, 2024.

Matthew Greco

Matthew Greco

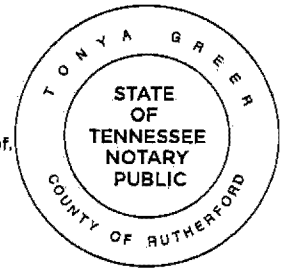
STATE OF Tennessee
COUNTY OF Rutherford

On this 31st day of October, 2024, before me personally appeared Matthew Greco, 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 31st day of October, 2024.

Notary Signature
My commission expires:
05/18/2025

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 18, 2025

Dated this the 31st day of October, 2024.

Michael Greco

Michael Greco

STATE OF Tennessee
COUNTY OF Rutherford

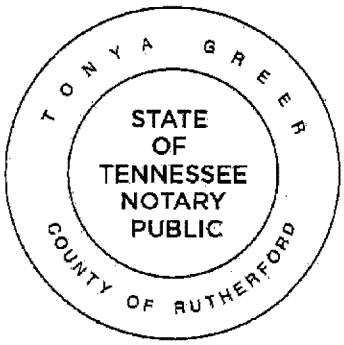
On this 31st day of October, 2024, before me personally appeared Michael Greco, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Tonya Greer

Notary Signature
My commission expires: 05/18/2025

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 18, 2025

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 November 1, 2024.

Affiant Signature

11/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY