Karen Johnson Davidson County Batch# 1205083 DEEDWARR 11/13/2024 03:34:30 PM 3 pgs Fees: $18.00 Taxes: $1,169.20 20241113-0088485	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is 316,000.00 Affiant Subscribed and sworn to before me, this 13th day of November, 2024. Notary Public My commission expires: 03/01/2026

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 224 Sailboat Drive Trust	**New Owner**	**14904024100**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Sarah R. Wallace, as Trustee of the Sarah R. Wallace Living Trust dtd 02/29/2024

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 224 Sailboat Drive Trust

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 No. 616, Plan of Edge O Lake, Section 13, of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sarah R. Wallace, as Trustee of the Sarah R. Wallace Living Trust dtd 02/29/2024, by Quitclaim Deed from Tina L True, unmarried, and Sarah R Wallace, unmarried, dated March 1, 2024, of record in Instrument No. 20240308-0016406, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tina L True and Sarah R Wallace, by Quitclaim Deed from Mary Alice Paddock, dated June 5, 2009, of record in Instrument No. 20090605-0052261, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bernard D Wallace and wife, Mary Alice Wallace, by Deed from James C Harper, Jr and wife, Marion L Harper, dated May 12, 1971, of record in Book 4506, Page 458, in the Register's Office for Davidson County, Tennessee. By Final Decree of Divorce entered in the cause of Mary Alice Wallace v. Bernard David Wallace, Docket No. 80D2786, Fifth Circuit Court of Davidson County, Tennessee, a copy of which appears of record in Book 6217, Page 34, said Register's Office, the interest of Bernard David Wallace in subject property was divested out of him with full title thereto being vested in Mary Alice Wallace.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 224 Sailboat Dr, 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 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 in 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.

Sarah R. Wallace Date: 11/12/24

Sarah R. Wallace, as Trustee
of the Sarah R. Wallace Living Trust dtd 02/29/2024

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sarah R. Wallace** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the Sarah R. Wallace Living Trust dtd 02/29/2024 and that she is authorized by the Sarah R. Wallace Living Trust dtd 02/29/2024 to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of November 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/12/24 (date of document).

Jennifer Russell
Affiant Signature

11/13/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

