THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16740-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1230234
01/27/2025 09 32 31 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20250127-0005929

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ryan Thomas Worl and Gabrieli Worl		
105 Leake Avenue #61	New Owner	116-13-0C-061.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **William Paul Wallace, Executor of the Estate of Patricia Wallendorf Wallace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Thomas Worl and Gabrieli Worl, husband and wife**

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 Unit No 61 on the Revised Plan of Belle Meade Tower Condominium Apartments, of record in Instrument No 20001020-0104050, revising Plat Book 4175, Page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, Page 530, corrected in Book 4494, Page 489, amended in Book 4631, Pages 407 and 410, and Book 4851, Page 950, Instrument No 20000803-0076841, Instrument No 20030725-0104241, and Instrument No 20120405-0029426, and restated in Instrument No 20130214-0015134, and By-Laws of record in Book 4469, Page 549, amended in Book 5046, Page 828, Instrument No 20000614-0059221, Instrument No 20030902-0126376, Instrument No 20120405-0029434 and Instrument No 20170808-0081199, said Register's Office

Being the same property conveyed to Patricia Wallendorf Wallace, unmarried woman by Warranty Deed from Anne B. Bonds, unmarried of record in Instrument No 20180619-0058836 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018 The said Patricia Wallendorf Wallace having since died on or about December 28, 2022, her Last Will and Testament duly entered for probate in the Circuit Court of Davidson County, TEnnessee (Probate Division), bearing Docket No 23P97 Said Will instructs that all real property owned by Patricia Wallendorf Wallace at the time of her death be administered as part of her probate estate subject to the control of the Executor Under the terms of said will, William Paul Wallace, was appointed as the Executor of the estate, with full power and authority to sell the subject property without the approval of any court, or the joinder of any beneficiary of the estate

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **105 Leake Avenue #61, Nashville, TN 37205**

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 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.

Witness our hands this the ____ day of _____, _____.

Estate of Patricia Wallendorf Wallace

BY: _____
William Paul Wallace, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Paul Wallace, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of January, 2025

My Commission expires: 7/5/28

_____
Notary Public

