Karen Johnson Davidson County
Batch# 1292469 DEEDWARR
07/01/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20250701-0051957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

DM-AO-25-1606

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anytime Offer LLC	**Same as New Owner**	
(NAME)	(NAME)	**071-11-0-034.00**
501 Union St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELAINE WALLACE AND LARRY WALLACE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANYTIME OFFER LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, as shown on the map entitled Map of the Re-Subdivision of I. D. Luton's Addition on Meridian Street, of record in Book 974, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joseph Hambrick and wife, Mildred Hambrick, by deed from Leslie L. Allen, Jr. and wife, Jessie Allen, of record in Book 9745, page 820, Register's Office for Davidson County, Tennessee.

Joseph Hambrick having since died on December 31, 1995, leaving Mildred Hambrick the surviving tenant by the entirety.

Mildred Hambrick, an unremarried widow, further conveyed said property to Mildred Hambrick, unmarried; and Elaine Wallace and Larry Wallace, wife and husband; all as tenants in common with right of survivorship, by deed of record as Instrument No. 20100824-0066995, Register's Office for Davidson County, Tennessee.

Mildred Hambrick having since died on March 23, 2013, leaving Elaine Wallace and Larry Wallace, wife and husband, as the surviving tenants by the entirety.

Elaine Wallace and Larry Wallace further conveyed said property to Elaine Wallace and Larry Wallace, wife and husband, by Quitclaim Deed of record as Instrument No. 20240419-0028178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 55, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1606 Meridian Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2025.

Elaine Wallace

Elaine Wallace

Larry Wallace

Larry Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, SYDNEY GEAVES, 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 7/1/25 (date of document).

Affiant Signature

7/1/25
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

NOTARY'S SEAL

