Karen Johnson Davidson County
Batch# 1313996 DEEDWARR
08/25/2025 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,118.25
20250825-0067840

Name and Address of New Owner:
Adam Huffstutter
821 Neartop Partnership
3707 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By: Bell Law
Settlement Services, LLC 112 30th
Avenue North Nashville, TN 37203

Map & Parcel No: 103-10-0-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the **Linda Aaron Quarles, Mark Aaron, Steve Aaron, and Lance Aaron**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **821 Neartop Partnership**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 87 on the plan of Brookside Courts Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for said County. Said Lot No. 87 fronts 78 feet on the westerly side of Neartop Drive and extends back 271.4 feet on the northerly line and 253 feet on the southerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Mary G. Wallace by Quitclaim Deed dated May 25, 2022 from LEWIS E. WALLACE, TRUSTEE OF THE LEWIS E. WALLACE AND MARY G. WALLACE REVOCABLE LIVING TRUST, recorded June 6, 2022 in Instrument No. 20220606-0064656 in the Register's Office.

The said Mary G. Wallace passed away intestate on August 14, 2024 being survived by four children, Linda Aaron Quarles, Mark Aaron, Steve Aaron, and Lance Aaron as attested in Affidavit of Heirship of record as Instrument No. —202508250067838— in the Register's Office for Davidson County, Tennessee.

The Estate of Mary G. Wallace was entered into the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Case No. 24P1907, naming Linda Aaron Quarles as Administrator of the Estate.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Estate of Mary G. Wallace

By: Linda Aaron Quarles (SEAL)
Linda Aaron Quarles, Administrator and Heir

By: Mark Aaron Linda Aaron Quarles, Attorney-in-Fact (SEAL)
Mark Aaron, Heir, by Linda Aaron Quarles, his Attorney-In-Fact

By: _____ (SEAL)
Steve Aaron, Heir

By: _____ (SEAL)
Lance Aaron, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Linda Aaron Quarles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Administrator and Heir of the Estate of Mary G. Wallace, the within named bargainor, and she as such Administrator and Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary G. Wallace, by herself as Administrator and Heir.

Witness my hand, at office, this 21st day of August, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Linda Aaron Quarles, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Mark Aaron, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mark Aaron by herself as Attorney in Fact

Witness my hand, at office, this 21st day of August, 2025.

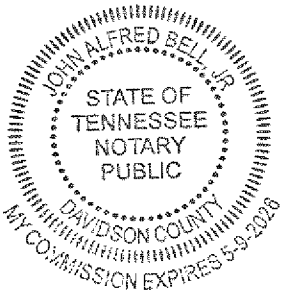
_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Steve Aaron, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Heir of the Estate of Mary G. Wallace, the within named bargainor, and he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary G. Wallace, by himself as Heir.

Witness my hand, at office, this 21st day of August, 2025.

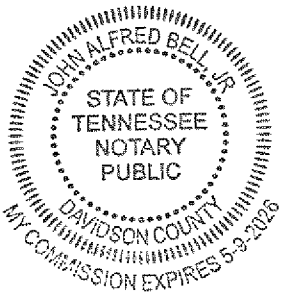


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Lance Aaron, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Heir of the Estate of Mary G. Wallace, the within named bargainor, and he as such Heir being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary G. Wallace, by himself as Heir.

Witness my hand, at office, this 21st day of August, 2025.



Notary Signature
My commission expires:

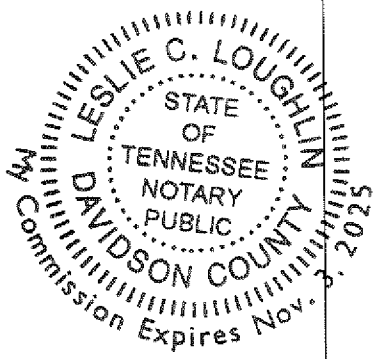
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $572,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of August, 2025.



Notary Public
My commission expires: 11/03/2025
File No. 2025-8265-RS

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 21st day of August 2025.

Robert L. Scruggs, Affiant 8-21-25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 21st day of August, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY Commission Expires SEPT. 8, 2025