Karen Johnson Davidson County
Batch# 1332267 DEEDWARR
10/09/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,458.47
20251009-0080730

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4692

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$664,450.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of October, 2025

Notary Public

Commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madelyn N Reynolds and William N Greene 5125 Overton Road Nashville, TN 37220	NEW OWNER	146-15-0-107.00

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,

Estefany G. Wallace, a married woman

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

Madelyn N. Reynolds and William N. Greene, wife and husband

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. 14 on the Plan of Brentwood Hall Annex, of record in Plat Book 2330, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 140 feet on the Westerly margin of Overton Road and Extends back 198 feet on the Northerly line and 265 feet on the Southerly line to a deed line in the rear, measuring 136.2 feet thereon.

Being the same property conveyed to Helen L. Laubach, unmarried by Warranty Deed from Roger D. Everson, and wife Vickie L. Everson of record in Book 9261, Page 9, Register's Office for Davidson County, Tennessee, dated February 25, 1994 and recorded on February 28, 1994.

Being the same property conveyed to H. L. Laubach Revocable Living Trust by Quit Claim Deed from Helen L. Laubach of record in Instrument No. 20151203-0122058 Register's Office for Davidson County,

Tennessee, dated November 27, 2015 and recorded on December 03, 2015.

Being the same property conveyed to Estefany Wallace, who is one and the same as Estefany Gabriela Laubach, a married woman by Quit Claim Deed from Todd S. Potgeter and Jennifer W. Potgeter, Trustees of the H. L. Laubach Revocable Living Trust Agreement, dated November 27, 2015 of record in Instrument No. 20250821-0067107 Register's Office for Davidson County, Tennessee, dated August 21, 2025 and recorded on August 21, 2025. The undersigned, Mathew A. Wallace, spouse of Estefany G. Wallace, joins in the execution of this instrument for the purpose of conveying to the Grantees all his/her right, title, claim, and interest in and to the above described property, including but not limited to, his/her homestead and any and all other marital rights.
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: 5125 Overton Road, Nashville, TN 37220

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 1 day of October, 2025.

Estefany Wallace
Estefany G. Wallace

Mathew Wallace
Mathew A. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of October, 2025, before me personally appeared Estefany G. Wallace and Mathew A 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 8th day of October, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

WARRANTY DEED

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 October 1, 2025

Affiant Signature

October 1, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of October, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY