Karen Johnson Davidson County
Batch# 1345822 DEEDWARR
11/13/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20251113-0090631

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 12 day of November, 2025.

Notary Public
My commission expires:
5/8/29

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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 506 Waycross Drive Trust	**New Owner**	**10516002500**
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,

Stacey L Wall, single

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

Erin Dias, Trustee of The 506 Waycross 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. 17, Section Two, Russwurm Heights, of record in Book 2083, Page 101, 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 Stacey L Wall, by Executor's Quitclaim Deed from Stacey L Wall, Executor of The Estate of Mildred Ann Wall, aka Mildred G Wall, dated January 11, 2022, of record in Instrument No. 20220113-0005014, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jewell Henderson Wall and wife, Mildred G Wall, by Warranty Deed from Horace W Dawson and wife, Violet M Dawson, dated January 18, 1961, in the Register's Office for Davidson County, Tennessee. Jewell Henderson Wall died October 30, 1987, leaving Mildred G Wall as the sole surviving tenant. Mildred G Wall died testate on August 18, 2021. By Last Will and Testament admitted August 18, 2021 to probate in the Probate Court for Rutherford County, Tennessee, Case No. 2021-PR-552, Letters Testamentary for issued to Stacey L Wall. Reference is hereby made to the Last Will and Testament of Mildred G Wall of record in Will Book 75, Page 47, said Register's Office.

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 506 Waycross Dr, Nashville, TN 37211.

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.

Stacey L Wall Date: 11/12/2025

Stacey L Wall

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 12th day of November, 2025.

NOTARY PUBLIC

My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

Certificate of Authenticity

I, Anna Rawland, 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

11-12-25
Date

Affiant Signature

11-12-25
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 25 day of November, 2025.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY