Karen Johnson Davidson County
Batch# 1347817 DEEDWARR
11/18/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251118-0092071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2025.

Notary Public
My commission expires:
5-8-29

CAITLIN LLOYD-MCKEIGHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
506 Waycross Dr, LLC	**Same as New Owner**	**105-16-0-025.00**
713 18th Avenue South		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Erin Dias, Trustee of The 506 Waycross Drive Trust

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

506 Waycross Dr, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Erin Dias, Trustee of The 506 Waycross Drive Trust, by Warranty Deed from Stacey L. Wall, dated November 12, 2025, of record in Instrument No. 20251113-0090631, in the Register's Office for Davidson County, Tennessee, recorded on November 13, 2025.

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 Drive, 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.

_____ Date: 11/12/2025

The 506 Waycross Drive Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 506 Waycross Drive Trust and that she is authorized by The 506 Waycross Drive Trust to execute this instrument on its behalf.

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

_____
NOTARY PUBLIC

My Commission Expires: 02/27/2029

MAKENZIE DEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 November 12, 2025.

Affiant Signature

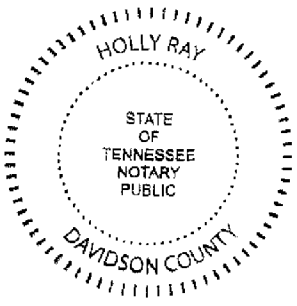
November 17, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of November, 2025.



Notary's Signature

My Commission Expires: 03/09/27