**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1357440 DEEDWARR
12/12/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20251212-0099174

File No. HG-25-11667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Debra Grubbs | Same as New Owner | |
| (NAME) | (NAME) | |
| 225 Boxmere Place | | 131-06-0E-225.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **James Wallace, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Grubbs, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 225 on the Plan of Burton Hills, Village of Boxmere, Phase 1, a condominium, created under Title 66, Chapter 27, Sections 1 01 , et seq., as amended, Tennessee Code Annotated, of record in Plat Book 6250, page 284 and amended in Book 6250, page 649, and as established by a Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, Register's Office, Davidson County, Tennessee, together with the undivided percentage Interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to James Wallace and Beverly Wallace, husband and wife by Warranty Deed from Peggy D. Depriest, unmarried of record in Instrument No. 20220422-0046673 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 22, 2022.**

**Beverly Wallace having since died on June 16, 2025 leaving her husband, James Wallace as sole owner.**

**James Wallace and James O. Wallace being one and the same person.**

**This is property more commonly known as 225 Boxmere Place, Nashville, TN 37215.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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, her 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 hand this 12th day of December, 2025.

James O. Wallace by Bart G. Wallace, Atty in Fact

James O. Wallace by Bart G. Wallace,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of December, 2025, before me personally appeared Bart G. Wallace, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he is Power of Attorney for James O. Wallace and that this instrument was executed on behalf of the said James O. Wallace for the purposes therein contained pursuant to a General Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____202512120099173_____, in the Register's Office for Davidson County, Tennessee.

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

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JANUARY 9, 2028

**Tennessee Certification of Electronic Document**

I, Heather Guthrie, 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 **December 12, 2025** (date of document).

Affiant Signature

**December 12, 2025**
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **12th** day of **December**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

