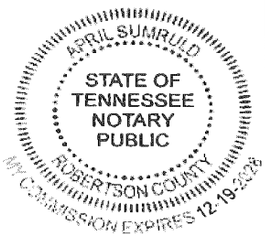
Karen Johnson Davidson County
Batch# 1434926 DEEDWARR
06/16/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $166.50
20260616-0054691

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 11th day of June, 2026. Notary Public My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Donelson, IV	New Owner(s)	023-00-0-131.00
P.O. Box 60555		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VINCENT WALLACE, A WIDOWER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 described as follows, to-wit:

Beginning at an iron pin found in the south right-of-way line of Clay Lick Court, said point being the northeast corner of Vincent Wallace, et al property described in Instrument No. 20181109-0110876, in the Register's Office of Davidson County (RODC), of which a portion of the herein described is apart, and being the northwest corner of the property herein described; thence running with the south right-of-way line of Clay Lick Court, south 50 degrees 59 minutes 57 seconds east, 493.07 feet to a point; thence south 55 degrees 07 minutes 55 seconds east, 291.76 feet to a point; thence south 61 degrees 05 minutes 18 seconds east, 100.95 feet to a point; and thence south 77 degrees 13 minutes 09 seconds east, 132.78 feet to a steel post found marking the a northwest corner of Jesse Fuqua property described in Instrument No. 20250825-0067668, RODC; thence leaving road and running with a west line of Fuqua, south 50 degrees 44 minutes 47 seconds west, 286.19 feet to a 14-inch oak; thence north 77 degrees 22 minutes 51 seconds west, 167.42 feet to a 24-inch twin oak; and thence south 31 degrees 58 minutes 07 seconds west, 331.14 feet to an iron pin found marking an interior corner of Fuqua; thence running with a north line of Fuqua, north 45 degrees 16 minutes 44 seconds west, 406.41 feet to an iron pin found; thence north 51 degrees 06 minutes 10 seconds west, 357.68 feet to an iron pin found; and thence north 09 degrees 55 minutes 35 seconds east, 229.46 feet to an iron pin found marking the southeast corner of Ulysses Valdez, et al property described in Instrument No. 20240312-0016924, RODC and the southeast corner of the remaining portion of Wallace; thence running with a severance line and the east line of the remaining portion of Wallace, north 45 degrees 23 minutes 32 seconds east, 347.62 feet to the point of beginning containing 11.466 acres,

more or less. As shown by Survey of Greg Littlefield, Littlefield Engineering & Surveying, dated June 4, 2026, as Drawing No. 26-037-01.

Being the same property conveyed to George R. Fuqua and wife, Patricia Fuqua by Warranty Deed from Gary Hugh Midgett and wife, Sherry Midgett dated May 19, 2000 and recorded May 22, 2000 in Instrument No. 20000522-0051215, Register's Office of Davidson County, Tennessee. (as to Parcel 131.00)

George R. Fuqua having become deceased on or about July 4, 2001, leaving Patricia Ann Fuqua as the surviving tenant by the entirety, as per Affidavit of Heirship in Instrument No. 201706013-0059313.

Patricia Fuqua having become deceased on or about August 19, 2017. Probate in Davidson County, Tennessee, Case No. 17P1601; devises property to Vincent Edward Wallace as per holographic will See Probate documents; (NOTE: See Affidavit of Heirship in Instrument No. 20181017-0103052 references Parcel 130.00 only)

Being a part of the same property conveyed to Vincent Wallace and Deborah J. Wallace by Quitclaim Deed from Vincent Wallace, dated November 6, 2018 and recorded November 9, 2018 in Instrument Number 20181109-0110876, Register's Office of Davidson County, Tennessee. (as to Parcel 130.00) Deborah J. Wallace having since deceased on July 7, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 867 Clay Lick Court, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of June, 2026.

Vincent Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vincent Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 11. 2026

Affiant Signature

16th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606160054691