Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Karen Johnson Davidson County
Batch# 279292 DEEDWARR
09/03/2019 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190903-0088544

Patricia Malone
Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public
My commission expires: 2/22/20

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

06-1907-77252

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Patricia B. Malone<br>4420 Juneau Dr.<br>Hermitage TN 37076 | NEW OWNER | 075-07-0-016.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine A. Smith, fka Katherine A. Tolen, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia B. Malone**, unmarried woman hereinafter called the Grantees, their 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. 42, on the Plan of Tulip Grove, Section I, of record in Book 3700, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine A. Tolen, single woman by deed from James Randall Hunley and Randall C. Hunley, dated March 14, 2014, recorded March 19, 2014, of record in Instrument No. 20140319-0022578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Matthew A. Smith, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 4420 Juneau Dr., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30 day of August, 2019.

Katherine A. Smith

Katherine A. Smith

Matthew A. Smith

Matthew A. Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine A. Smith and Matthew A. Smith** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of August, 2019.

Jason C Nguyen

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

