Karen Johnson Davidson County
Batch# 301897 DEEDWARR
10/16/2019 04:02:30 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20191016-0106220

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$550,000.00** (Five Hundred Fifty Thousand).

Regina Bello
AFFIANT

Subscribed to and sworn before me this 15th day of October, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Josh Malnofski 4422 Scenic Drive Nashville, TN 37204	SAME	13112007300

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **THOMAS ROLAND ASHLEY, JR., AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSH MALNOFSKI, SINGLE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 part of Lot No. 24 on the plan of Zenaida Place, not of record, and being shown as the Craig Property on the plan of Lots A, B, C & D on Scenic Drive, of record in Book 2083, Page 8, Register's Office for said County and further described according to a survey by John B. Kohl, III, dated November 8, 1983, as follows:

BEGINNING at a concrete monument in the southeasterly margin of Scenic Drive, said point being the southwesterly corner of Lot D on said plan of Lots A, B, C & D; thence, S. 57° 17' E. 54.1 feet to a point, corner to Scobey; thence with Scobey's west line S. 19° 20' E. 256.9 feet to a point; thence N. 86° 31' W. 254.6 feet to a point; thence, N. 86° 23' W. 137.8 feet to a point in the said southeasterly margin of Scenic Drive; thence, along said margin northeastwardly 359.8 feet, more or less, to the point of beginning.

Being the same property conveyed to Nelson P. Benz and Gerald Q. Arthur, as joint tenants with right of survivorship, by deed from Patricia Spicer Carden, Trustee, of record in Book 6203, Page 214, dated December 20, 1983 and recorded December 20, 1983, Register's Office for Davidson County, Tennessee. The said Nelson P. Benz having since died January 3, 1996 leaving Gerald Q. Arthur as surviving tenant. Gerald Q. Arthur a/k/a Gerald Quentin Arthur having since died November 11, 2018 and under Item 2 of the Last Will and Testament of Gerald Quentin Arthur, of record in Probate File #19P63, Probate Court Clerk's Office for Davidson County, Tennessee, and additionally recorded in Instrument No. 20190514-0045179, Register's Office for Davidson County, Tennessee, property was devised to Thomas Roland Ashley, Jr.

Being also known as 4422 Scenic Drive, Nashville, Tennessee 37204.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4422 SCENIC DRIVE** **NASHVILLE, TN 37204**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019095376

WITNESS, this 15th day of October, 2019

Thomas Roland Ashley, Jr.

Thomas Roland Ashley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Roland Ashley, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of October, 2019.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lauham, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

LTSR Number:

GTE File: 2019095376