WARRANTY DEED

Karen Johnson Davidson County
Batch# 404085 DEEDWARR
05/21/2020 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20200521-0052774

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $227,000.00.

Affiant

Subscribed and sworn to me on 05/15//2020.

NOTARY PUBLIC

My Commission Expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7120

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Iris S. Janis Deborah Ann Cook 303 Post Creek Road Nashville, TN 37221	First Community Mortgage, Inc 262 Robert Rose Dr. Suite 200 Murfreesboro, TN 37129	128-15-0B-303.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Justin Geoffrey Malais and Cherise Malais, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Iris S. Janis and Deborah Ann Cook, both unmarried, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No 303 as shown on the Plan of Post House-Bellevue Condominium, Phase Two, of record in the First Amendment to Master Deed for Post House-Bellevue Condominium (Annexation of Phase II) in Book 6846, Page 811, and referred to as Exhibit "B" found at pages 813, 814, and 815 to which plan reference is hereby made for a more complete description; Book 6846, Page 811 amending original Master Deed, of record in Book 6838, Page 445; all reference of record in the Register of Deeds Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Justin Geoffrey Malais by Warranty Deed from Rachel Kerr, a single woman, dated June 28, 2018 and recorded July 3, 2018, of record in Instrument No. 20180703-0064282, Register's Office for Davidson County, Tennessee.
>
> Cherise Malais, spouse of Justin Geoffrey Malais, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Justin Geoffrey Malais.
>
> This is improved property known as 303 Post Creek Road, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 our hands on 05/15/2020.

Justin Geoffrey Malais

Cherise Malais

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/15/20, before me personally appeared Justin Geoffrey Malais, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/15/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/15/20, before me personally appeared Cherise Malais, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 05/15/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

