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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 419747 DEEDWARR
06/19/2020 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $899.10
20200619-0065006

WARRANTY DEED

Address New Owner(s):
Onyekachi Ezeibe
853 Tulip Grove Road, #1202
Hermitage, TN 37076-5715

Send Tax Bills to:
New Owners

Map/Parcel: 075 12 0C 058.00 CO

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, **Michael A. Malzone and wife, Tonya M. Malzone**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Onyekachi Ezeibe, unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1202, Brookside Park Townhomes, Phase Two, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael A. Malzone and wife, Tonya M. Malzone by Warranty Deed from Trey Morrison dated April 28, 2016, and filed at Instrument No. 20160503-0043118, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2020 taxes, prorated and assumed; Declaration of Covenants, Conditions, Restrictions and By-Laws filed in Book 11653, page 251, Book 11653, page 273, Instrument Nos. 20000718-0070532 and 20010212-0013362; Charter for HOA filed in Book 11653, page 248; Easement to Metro Government filed in Book 4126, page 977 and all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 753 Tulip Grove Road, #1202, Hermitage, TN 37076-5715

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 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 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/our hand(s) as on the date shown on the Notary forms.

Michael A. Malzone

Tonya M. Malzone

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael A. Malzone and Tonya M. Malzone,** the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of June, 2020.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 243,000.00

Affiant

Subscribed and sworn to before me this 15th day of June, 2020.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21