This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 458704 DEEDWARR
08/18/2020 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200818-0092561

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MICHAEL C. MALLOY, Trustee KELSEY W. MALLOY, Trustee MALLOY REVOCABLE LIVING TRUST dated March 12, 2020 5405 A California Avenue Nashville, Tennessee 37209	Same	Map 91-02 Parcel 607.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

STACY BOYETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Alison Gabbani
AFFIANT

Sworn to and subscribed before me this August 7, 2020.

Stacy Boyett
Notary Public

My Commission Expires: 2-19-2023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MICHAEL C. MALLOY and KELSEY L. WILLEN (now known as KELSEY W. MALLOY), do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Williamson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to MICHAEL C. MALLOY and KELSEY W. MALLOY, TRUSTEES of the MALLOY REVOCABLE LIVING TRUST, dated March 12, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully

seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS OUR HANDS this August 7, 2020.

By: _____
MICHAEL C. MALLOY

_____
KELSEY L. WILLEY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL C. MALLOY and KELSEY W. MALLOY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. This document was executed in compliance with Executive Order 52 by Tennessee Governor Bill Lee, dated June 29, 2020.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 7, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 2-19-2023

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 1310 of Block No. 45 on Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patrick W. Terry and Robert J. Terry by Quitclaim Deed from Patrick W. Terry and Robert J. Terry of record in Instrument No. 20150318-0023317, Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 18, 2015.

This property is not now and has never been the residence of either Grantor and has been held for development and re-sale; this property is not a marital asset of either Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to MICHAEL C. MALLOY and KELSEY L. WILLEN (now known as KELSEY W. MALLOY), by Warranty Deed of record from John M. Blankendaal and wife, Alicia R. Blankendaal, in Instrument Number 20160513-0047911, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed

This is improved property known as 5405 A California Avenue, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

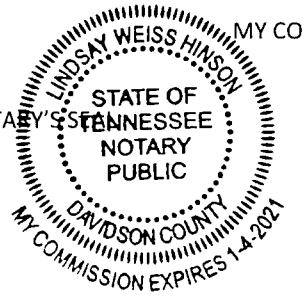
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).