THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28997	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF September 2020. Notary Public MY COMMISSION EXPIRES: 5-25-22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 482817 DEEDWARR
09/24/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20200924-0110019

CODIE WOOSLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Shusterman and Ali Goldsmith	New Owner	
2025 Woodmont Blvd. Unit 118		117110J1800CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Flora Malone, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn Shusterman and Ali Goldsmith, joint tenants,**

HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 118, of The Hillmont Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached to the aforementioned Master Deed.

Being the same property conveyed to Ashley Malone by Warranty Deed from Clint Binkley and Leanne Binkley, husband and wife, of record in Instrument No. 20160608-0058091, Register's Office for Davidson County, Tennessee, dated June 06, 2016 and recorded on June 08, 2016. Ashley Malone died on July 31, 2018, and pursuant to her Last Will and Testament filed at Docket No. 18P1768, Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, the subject property was devised to Flora Malone.

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.

This is IMPROVED property known as **2025 Woodmont Blvd. Unit 118, Nashville, TN 37215.**

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 the 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 land 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 hand this the 22nd day of September, 2020.

Flora Malone by Stephanie C. Malone as attorney in fact
Flora Malone by Stephanie C. Malone, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Stephanie C. Malone,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Flora Malone,** and who acknowledged that she executed the same as the free act and deed of **Flora Malone.**

Witness my hand and official seal this the 22nd day of September, 2020.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a truce and correct copy of the original documents executed and authenticated according to law.

Traci Sellers
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Patti B Garner, a notary public for this county and state, Traci Sellers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti B Garner
Notary

My Commission Expires:
6/19/2023

PATTI B GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY