WARRANTY DEED

Karen Johnson Davidson County
Batch# 502832 DEEDWARR
10/28/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,226.92
20201028-0125372

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 35793

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,600.00.

George Steven Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Steven Malone and Donna S. Malone PO Box 430 Tazewell, TN 37879	New Owner P.O. Box 430 Tazewell, TN 37879	103-16-0H-011.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicolas J. Delplace and Mariana Pagan, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **George Steven Malone and wife, Donna S. Malone**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 23 of Stanford Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan Exhibit "B" to the Master Deed of record in Book 10018, Page 140, as amended in Book 10058, Page 623, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interests in the general and limited common elements of the Condominium.

Being the same property conveyed to Nicolas J. Delplace, an unmarried man, and Mariana Pagan, an unmarried woman by Warranty Deed from Julian C. Nall Sallie Long-Frazer, Co-Trustees of the Julian C. Nall Living Trust U/A September 6, 2007, dated 01/08/2016 and recorded 01/11/2016, of record in Instrument 201601110002558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4040 Woodlawn Drive # 23, Nashville, TN 37205

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/our hand(s) this the 23rd day of October, 2020.

Nicolas J. Delplace

Mariana Pagan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nicolas J. Delplace and Mariana Pagan with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of October, 2020.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)



TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

