This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9968-DJ

Karen Johnson Davidson County
Batch# 537649 **DEEDWARR**
12/18/2020 11:07:43 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20201218-0150182

STATE OF TENNESSEE
COUNTY OF Sumner

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2020.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yosief Asghedom 504 Sloan Road Nashville TN 37209	Eustis Mortgage Corp, dba Prosperity Mortgage Advisors, 798 S Rampart St New Orleans, LA 70113	103-08-0B-504.00-C

WARRANTY DEED

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, **Debra Joyner, Trustee, of the Malloy Tennessee Community Property Trust Agreement, dated April 6, 2017**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yosief Asghedom, single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being Unit No. 504, together with the appurtenant common elements of the Parklane Condominiums, Phase II, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing a horizontal property regime of Parklane Condominiums, Phase II, of record in Book 7400, page 130, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Parklane Condominiums, Phase II, attached as exhibit to said Master Deed, for a more complete identification and placement of such Unit.

Being the same property conveyed to Debra Joyner, Trustee, of the Malloy Tennessee Community Property Trust Agreement, dated April 6, 2017 by Quitclaim Deed from James E. Malloy and Judith A. Malloy, dated April 6, 2017, recorded April 10, 2017, of record in Instrument No. 20170410-0034943, Register's Office for Davidson County, Tennessee.

This is improved property located at: **504 Sloan Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Property taxes for the year 2020 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2020.

GRANTOR:

Malloy Tennessee Community Property Trust Agreement dated April 6, 2017

By: Debra Joyner Trustee
Debra Joyner, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra Joyner, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of the Malloy Tennessee Community Property Trust Agreement dated April 6, 2017, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of December, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-16-2024