WARRANTY DEED

Karen Johnson Davidson County
Batch# 541996 **DEEDWARR**
12/23/2020 01:46:42 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20201223-0153057

O-SB-VRES-20-8109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Kenneth Malloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: September 1, 2024

(AFFIX SEAL)

Margaret R. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 1, 2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth Malloy and Leah Malloy	**Planters Bank**	
(NAME)	(NAME)	**155-03-0C-019.00-CO**
8109 Poplarwood Ln	**PO Box 1570**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Hopkinsville, KY 42241**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID DANIEL JERNIGAN AND WIFE, MARIA ELIZABETH JERNIGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH MALLOY AND LEAH MALLOY, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Poplar Wood, Section 1 of record in Plat Book 9700, Page 196, 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 David Daniel Jernigan and wife, Maria Elizabeth Jernigan by Warranty deed from Eileen Marie Usman, unmarried of record in Instrument No. 20160401-0030980 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016 and Scriveners Affidavit recorded on April 21, 2016, in Instrument No. 20160421-0039000.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 196 and Boundary Plat Book 9700, Page 3, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9019, Page 334, amended in Book 10013, Page 935 and Book 10206, Page 512, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Poplar Wood Subdivision of record in Book 11606, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Poplar Wood Homeowner's Association of record in Book 10042, Page 127, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8109 Poplarwood Ln, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21 DAY OF DECEMBER, 2020.

David Daniel Jernigan

Maria Elizabeth Jernigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DANIEL JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA ELIZABETH JERNIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212