Karen Johnson Davidson County
Batch# 543931 DEEDWARR
12/31/2020 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20201231-0155075



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $277,900.00

Monica Spencer
Affiant

Subscribed and sworn to before me, this 29 day of December, 2020.

Notary Public

My commission expires: 1-24-22

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Collin R Malone **Jessica J Malone**	DAS	**087050A14000CO**
5510 Knollcrest	12140 Woodcrest Exec. #150	
Hermitage, TN 37076	St Louis MO 63141	

FOR AND IN 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 ACKNOWLEDGE, WE,

Valerie S. Tuggle, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica J. Malone and Collin R. Malone, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot 47, Farmingham Woods, Phase IV, as shown on plat of record in Plat Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William E. Tuggle and wife, Valerie S. Tuggle, by Warranty Deed from Timothy L. Weinman and wife, Carrie L. Weinman, dated August 2, 2000, of record in Instrument No. 200008070077869, Register's Office for Davidson County, Tennessee. William E. Tuggle and wife, Valerie S. Tuggle, conveyed subject property to Valerie S. Tuggle, an unmarried woman, by Quitclaim Deed, dated January 8, 2009, of record in Instrument No. 20090115-0003922, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5510 Knollcrest, Hermitage, TN 37076.

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 in 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.

Valerie S. Tuggle Date: 12/29/20

Valerie S. Tuggle

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Valerie S. Tuggle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2020.

D. Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, Trudy Milliken, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY