Karen Johnson Davidson County
Batch# 573531 DEEDWARR
02/12/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20210212-0020246

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
5/7/21
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01153

Address of New Owner:	Send Tax Bills to:	Tax Information:
Peter Connerth 2223 11th Avenue South Nashville, TN 37204	Same As Owner	084-16-0-190.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth M. Malone and wife, Corena J. Malone**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Peter Connerth, a single man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 62, on the plan of Lincoya Hills, as shown by plat of record in Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2:
Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey dated September 14 1957, by J. R. Wauford & Company, Engineers:

Beginning at a concrete monument, being a common corner between Lots 62 and 63 of Lincoya Hills, Book 1835, page 91, Register's Office, Davidson County, Tennessee; thence south 45° 52' west 104.0 feet with the subdivision boundary to a power pole; thence north 55° 41' west 131.0 feet with the subdivision boundary to the common corner of Lots 63 and 64; thence southerly with the projection of the common line of Lots 63 and 64 for 143.1 feet to an iron pin; thence south 47° 04' east 60.9 feet; thence south 41° 00' east 100.0 feet to an iron pin; thence northerly with the projection of the common line between Lots 62 and 63 for 266.8 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.562 acres, more or less.

TRACT 3:
Land lying and being in the Third Civil District of Davidson County, Tennessee, and described according to an unrecorded survey dated September 14, 1957, by J. R. Wauford & Company, Engineers:

Beginning at a concrete monument, being the common corner between Lots 62 and 63 of Lincoya Hills Book 1835, page 91, Register's Office for Davidson County, Tennessee; thence southerly with a projection of the common line of said lots 266.8 feet to an iron pin; thence south 41° 42' east 246.3 feet to a concrete monument; thence north 46° 42' east 250.75 feet to an iron pin in the southerly boundary of Lot 61 of Lincoya Hills; thence north 44° 07' west 320.65 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 1.733 acres, more or less.

Being the same property conveyed to Kenneth M. Malone and Corena J. Malone by deed from R. L. Freeman, Trustee, dated July 22, 1972, recorded July 31, 1972, of record in Book 4623, Page 444, as corrected by Deed of Correction of record in Book 4635, Page 663, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2805 Lincoya Dr, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11 day of February, 2021

Kenneth M. Malone

Kenneth M. Malone

Corena J. Malone

Corena J. Malone

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth M. Malone and Corena J. Malone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Madison, Tennessee, this 11 day of February 2021.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

