THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21023338**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2021. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 591734 DEEDWARR
03/12/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20210312-0033613

WARRANTY DEED

Address New Owner: Thomas B. Maloney and Meg S. Maloney 1489A Woodmont Blvd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 12 0Q 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Spears and Jessica Spears, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas B. Maloney and Meg S. Maloney, as Co-Trustees of The Thomas B. Maloney and Meg S. Maloney Living Trust dated June 20, 2001, and any amendments there to**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1489 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1489 Woodmont Boulevard, a Horizontal Property Regime, of record in Instrument Number No. 20150602-0050953, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Justin Spears and Jessica Spears, husband and wife, by Warranty Deed from John Howard, a married man, of record in 20170801-0077692, in the Register's Office of Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galecrest No.2, Part of Noel's Lands, as recorded in Plat Book 843, Page(s) 30.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150602-0050953.

Covenants, Conditions and Restrictions as set forth in Deeds recorded in Book 833, Page 127, Book 1001, Page 308 and Book 1035, Page 470.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20151109-0113901.

This is improved property located at 1489A Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of March, 2021.

Justin Spears

Jessica Spears by Justin Spears as Attorney-in-fact

By As Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jessica Spears and that he is authorized by Jessica Spears to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of March, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021