This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-11096-LV

Karen Johnson Davidson County
Batch# 595109 DEEDWARR
03/18/2021 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210318-0036008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of March, 2021.

Notary Public
My Commission Expires: 8/1/22

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| TM Properties, LLC, a Tennessee limited liability company<br>8107 Shady Lane<br>Brentwood, TN 37027 | TM Properties, LLC, a Tennessee limited liability company<br>8107 Shady Lane<br>Brentwood, TN 37027 | 085 07 0 001 |

## 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, I/we, **Jason M. Maxwell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TM Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 223 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 & 84, in the Register's Office for Davidson County, TN.

Said Lot No. 223 fronts 99 feet on the westerly side of Downeymeade Drive and runs back between lines 190 feet on the northerly side and 155 feet on the southerly line to a dead line in the rear on which it measures 101.35 feet.

Being the same property conveyed to Jason M. Maxwell by Quitclaim Deed from Jason M. Maxwell of record in Instrument No. 20200930-0112842, in the Register's Office of Davidson County, Tennessee dated September 22, 2020 and recorded on September 30, 2020.

Also being the same property devised to Jason M. Maxwell by the Last Will and Testament of Harvey E. Malone, Jr. as found in Docket No. 17P-1286 in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, dated July 9, 2015 and filed for record on July 24, 2017.

Also being the same property conveyed to Harvey E. Malone, Jr. and wife, Helon V. Malone by Warranty Deed from Carl Batson and wife, Bettye H. Batson of record in Book 3177, Page 427, in the Register's Office of Davidson County, Tennessee, dated January 6, 1961 and recorded on January 11, 1961.
Helen V. Malone died December 14, 1986 and Harvey E. Malone, Jr. died July 11, 2017.

This is ☒ improved or ☐ unimproved property located at: **235 Downeymeade Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/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 March, 2021.

GRANTOR:

Jason M. Maxwell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason M. Maxwell, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of March, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/26/24



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