Karen Johnson Davidson County
Batch# 616212 DEEDWARR
04/16/2021 09:28:53 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20210416-0050909

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24

(AFFIX SEAL)

EMILY CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF CHEATHAM

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-01414

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nazir Masudi 469 Kinhawk Dr Nashville, TN 37211	Nazir Masudi 469 Kinhawk Dr Nashville, TN 37211	172-07-0-004.00

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, **Patricia W. Malone, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nazir Masudi**, 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:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Forest Acres, Section 2A, as shown by plat of record in Book 9700, Page 214, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Donald J. Williams and wife, Patricia G. Williams by deed from Devoran Atwood, unmarried, dated December 28, 2001, recorded January 8, 2002, of record in Instrument No. 20020108-0002479, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Williams by Quitclaim Deed from Donald J. Williams, dated October 27, 2010, recorded November 14, 2014, of record in Instrument No. 20141114-0105424, in the Register's Office for Davidson County, Tennessee. Marital Dissolution Agreement filed on November 3, 2010 in the 4th Circuit Court, Davidson County, Tennessee, Docket No. 09D1740.

Further being the same property conveyed to James R. Malone, Jr. and Patricia W. Malone, husband and wife by Quitclaim Deed from Patricia Williams, dated November 14, 2014, recorded November 14, 2014, of record in Instrument No. 20141114-0105425, in the Register's Office for Davidson County, Tennessee. The said James R. Malone, Jr. having since died on November 27, 2019, leaving Patricia W. Malone as surviving tenant by the entirety.

**The said James R. Malone, Jr. having since died on November 27, 2019

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: 469 Kinhawk Dr, Nashville, TN 37211

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 8th day of April, 2021

Patricia W. Malone

STATE OF TENNESSEE
COUNTY OF Williamson

I, Houston L. Lyle, a Notary Public for the county of Williamson and State of Tennessee, do hereby certify that Patricia W. Malone personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of April, 2021.

Notary Public

My Commission Expires: 07/24/2023

(SEAL)

