This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11622-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11622-RR

Karen Johnson Davidson County
Batch# 627070 DEEDWARR
04/30/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210430-0058460

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Buncombe

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2021.

Notary Public
My Commission Expires: Feb 2, 2024

MAUREEN A FOSTER
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires February 2, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Silvey and Eugene Malboeuf, Jr 6601 Ellwood Ct. Nashville, TN 37205	Wilson Bank and Trust 9200 Carothers Parkway Suite 108 Franklin, TN 37067	129-06-0-031.00

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, **James Cargile, Trustee of W Allen Cargile Family Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rachel Silvey and Eugene Malboeuf, Jr, a married couple**, 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:

Lot 138 on the plan of West Meade Park, Section 4, of record in Plat Book 3300, Page 68 and 69, in the Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William Allen Cargile by Special Warranty Deed from Third National Bank in Nashville, a national banking association of record in Book 8829, Page 682, Register's Office for Davidson County, Tennessee, dated December 30, 1992 and recorded on December 31, 1992.

The said William Allen Cargile died testate on March 23, 2011, and by his Last Will and Testament filed in the Chancery Court for Williamson County, Tennessee, as Probate Case No. P6070, named his wife, Phyllis G. Cargile, as the Executor of his estate, with full power to convey the subject property.

Being a portion of the same property conveyed to W. Allen Cargile Family Trust by Quitclaim Deed from Phyllis G. Cargile, Executrix of the Estate of William Allen Cargile, of record in Instrument No. 20150220-0014770, Register's Office for Davidson County, Tennessee, dated February 19, 2015 and recorded on February 20, 2015.

This is improved property located at: **6601 Ellwood Court, Lot 138, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 ____th day of April, 2021.

GRANTOR:

W Allen Cargile Family Trust

By: _____
James Cargile, Trustee

STATE OF North Carolina

COUNTY OF Buncombe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Cargile, Trustee 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 is the Trustee of James Cargile, Trustee of W Allen Cargile Family Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of April, 2021.

MAUREEN A FOSTER
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires February 2, 2024

_____
Notary Public
My Commission expires: Feb 2, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM