This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 663328 DEEDWARR
06/23/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210623-0085100

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2021.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Johnna Lea Mallory	United Wholesale Mortgage	162-02-0 251.00
237 Coleridge Ct	585 South Blvd. E.	
Antioch, TN 37013	Pontiac, MI 48341-3163	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY L. ALBRIGHT AND LAWRENCE MALLORY, JR. AND PAMELA EARPS AND ANGELA JONES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and CONVEY JOHNNA LEA MALLORY, A SINGLE WOMAN, AS SOLE OWNER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Colemont, Section 2, as of record in Plat Book 4300, Page 133, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kimberly Albright, Pamela Earps, Lawrence Mallory, Jr., and Angela Jones, as joint tenants with the right of survivorship, by deed dated 07/28/2000, from Ricky Earps and wife, Pam Earps, of record in Instrument No. 20000731-0074974, Register's Office for said County.

Also being the same property conveyed to Ricky Earps and wife, Pam Earps, by deed dated 11/25/1998, from Mary Katherine Mallory, of record in Book 11226, Page 306, Register's Office for said County.

This is investment property and never was marital property for Kimberly Albright, Pamela Earps, Lawrence Mallory, Jr., and Angela Jones.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 237 Coleridge Ct, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 22nd day of June, 2021.

Kimberly L. Albright

Pamela Earps

Lawrence Mallory, Jr.

Angela Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kimberly L. Albright, Lawrence Mallory, Jr., Pamela Earps, and Angela Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731