THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

CRT File No. 210233285

Karen Johnson Davidson County
Batch# 666618 DEEDWARR
06/28/2021 10:51:59 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20210628-0087095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2021.

Notary Public
My Commission Expires:

KATIE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael C. Malloy, Trustee Kelsey W. Malloy, Trustee 653 Brook Hollow Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115-07-0-054.00

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, **Lee Kevin Thomas and Brande Griffith Thomas, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael C. Malloy and Kelsey W. Malloy, Trustees, or their successors in interest, of the Malloy Revocable Living Trust dated March 12, 2020, and any amendments thereto**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 321 on the plan of West Meade Farms Inc., Section "N", of record in Book 2133, page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to LEE KEVIN THOMAS and BRANDE GRIFFITH THOMAS, HUSBAND AND WIFE, by deed from PATRICK JOSEPH DONLON and wife, ELLEN SHEA DONLON, of record in Instrument No. 20080317-0026831 , dated March 7, 2008 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 115-07-0-054.00.

Matters shown on the Plan of record in Plat Book 2133, page 94, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20150623-0060192, said Register's Office.

This is improved property located at 653 Brook Hollow Road Nashville TN 37205

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 25th day of June, 2021.

Lee Kevin Thomas

Brande Griffith Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee Kevin Thomas and Brande Griffith Thomas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021