Karen Johnson Davidson County
Batch# 673382 DEEDWARR
07/08/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210708-0092205

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9900-60

ADDRESS NEW OWNER:
John S. Blackwell
3080 Leeville Pike
Lebanon, TN 37090

SEND TAX BILL TO:
Owner

MORTGAGEE:
n/a

Parcel ID:
134-01-0-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilson Malone,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **John S. Blackwell, married man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 60 on the Plan of Curreywood Acres, Section I, as of record in Book 2133, Pages 109 and 110, Register's Office for said County.

Being the same property conveyed to Wilson Malone and wife, Myrtle M. Malone, by Warranty Deed dated March 30, 1963 from Horace R. O'Neal and wife, Dora N. O'Neal, of record in Book 3531, Page 481, Register's Office for Davidson County, Tennessee. Myrtle M. Malone died on July 10, 1997, leaving Wilson Malone as sole surviving tenant by the entirety.

This is improved property known as 620 Vinson Drive, Nashville, TN 37217. Possession is to be given on July 7, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of July, 2021.

Wilson Malone

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wilson Malone,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2021.

NOTARY PUBLIC

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$295,000.00**.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2021.

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 07-11-21

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, 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 on July 7, 2021.

Affiant Signature

07-06-21

Date

State of Tennessee
County of Wilson

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state, Todd A Tressler, II, 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: 07-11-2021

NOTARY SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY