Karen Johnson Davidson County
Batch# 687895 DEEDWARR
07/30/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20210730-0102891

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4519

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of ~~New Owner~~	Send Tax Bills To:	Map & Parcel
Albert Malone, Jr 854 Todd Preis Drive Nashville, TN 37221	SAME AS NEW OWNER	142-09-0A-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Delisa Johnson, Executrix of the Estate of Janice M. Stoner

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert Malone, Jr.an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Land in Davidson County, Tennessee, being Unit No. 32-B on the plan of Doral Country Villa Condominiums, Section 2, according to the Master Deed of record in Book 5011, Page 395, Register's Office of Davidson County, Tennessee and more particularly described in Plat Book 4860, Page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Harold W. Stoner and wife, Janice M. Stoner, by Warranty Deed from James H. Watkins of record in Book 10812, Page 907, Register's Office for Davidson County, Tennessee, dated February 26, 1998 and recorded on February 27, 1998. The said Harold W. Stoner became deceased June 19, 2020, vesting Janice M. Stoner as surviving tenant by the entirety. The said Janice M. Stoner became deceased on March 9, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P1037, in the Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Delisa Johnson is nominated as Alternate Executrix of the Estate of Janice M. Stoner.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 854 Todd Preis Drive, Nashville, TN 37221

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 so 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. 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.

Dated this the 23rd day of July, 2021.

The Estate of Janice M. Stoner

Delisa Johnson, Executrix of the Estate of Janice M Stoner

Delisa Johnson, Executrix

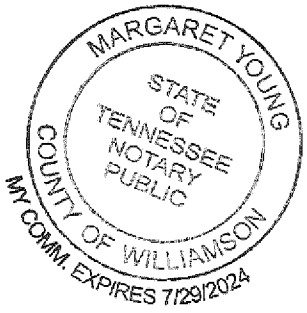
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Delisa Johnson, Executrix of the Estate of Janice M. Stoner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of July, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)



Tennessee Certification of Electronic Document

I, Andrew Sisson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021 (date of document).

Affiant Signature

July 23, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202107300102891