**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 691465 DEEDWARR
08/05/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.84
20210805-0105562

File No. TR-21-974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$335,000.00~~ 333,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 8-[illegible]

(AFFIX SEAL)

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tyler J. Malphrus | | |
| (NAME) | (NAME) | |
| 3484 Harborwood Circle | Same as owner | 108-12-0B-036.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Wanda Joy Mitchell, Trustee of Ryan's Trust, a Tennessee Testamentary Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler J. Malphrus, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Phase 1-A, Section Two, Harborview of record in Plat Book 6900, Page (s) 756 through 758, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to David L. Leaver and wife, Rhonda Kay Leaver by Warranty deed from Cardinal Construction, Inc. of record in Book 8720, page 285, Register's Office for Davidson County, Tennessee, dated August 27, 1992 and recorded on September 02, 1992. David L. Leaver subsequently died on March 29, 2012, thereby vesting title to Rhonda Kay Leaver as surviving tenant by the entirety. Rhonda Kay Leaver subsequently died testate on April 7, 2021, and her Last Will & Testament has been admitted for Probate under Docket No. 21P746, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville. Said Last Will & Testament appoints Wanda Joy Mitchell Executor and Trustee and directs that the property be sold and proceeds held in trust for the benefit of David Ryan Leaver.**

**SEE ALSO: Quitclaim Deed to Wanda Joy Mitchell, Trustee by Quitclaim Deed from Wanda Joy Mitchell, Executor of the estate of Rhonda Kay Leaver, dated 7/30/2021 and appearing of record at Instrument No. __202108050105561___, Register's office for Davidson County, Tennessee.**

**This is property more commonly known as 3484 Harborwood Circle, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 30th day of July, 2021.

Ryan's Trust, a Tennessee Testamentary Trust

By: Wanda J Mitchell

Wanda Joy Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2021, before me personally appeared Wanda Joy Mitchell, Trustee of Ryan's Trust, a Tennessee Testamentary Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2021.

Notary Signature
My commission expires:

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Tonya Loftin, 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 30, 2021.

Date

Tonya Loftin

Affiant Signature

August 3, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)