Name and Address of New Owner:
Scott Lee Mallernee and Jessica Ann DePalma
515 Bellmore Place
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 103020B01200CO

Karen Johnson Davidson County
Batch# 720137 DEEDWARR
09/20/2021 12:11:13 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210920-0126063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachele Marie McKee, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Scott Lee Mallernee and Jessica Ann DePalma*,** "the Grantees," the following described real estate in Davidson County, Tennessee: ***husband and wife as joint tenants**

Land in Davidson County, Tennessee, Being Lot No. 12 on the plan of Bellmore Place, of record in Plat book 6200, Page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachele Marie McKee, a married person by Quitclaim Deed from Rachele Marie DiBacco dated June 8th 2012 and recorded June 12th 2012 of record in Instrument No. 20120612-0051224 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Rachele Marie DiBacco, a single woman by Warranty Deed from Robin Elizabeth Mohr, Trustee, and Monte Hugh Mohr, Trustee of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust under contract dated 1/6/09 dated August 3rd 2009 and recorded August 10th 2009 of record in Instrument No. 20090810-0074870 in the Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Brian McKee and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 515 Bellmore Place, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2021.

Rachele Marie McKee (SEAL)
Rachele Marie McKee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2021, before me personally appeared Rachele Marie McKee, 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 16th day of September, 2021.

WILLIAM D CASTLE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$335,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of September, 2021.

Notary Signature
My commission expires:

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022