Karen Johnson Davidson County
Batch# 731601 DEEDWARR
10/07/2021 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20211007-0135142

#36638

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36638-09-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Caroline Hart Cubillo & Ronald Jesus Cubillo Jimenez 4007 Dorcas Drive Nashville, TN 37215	**Send Tax Bills To:** **NEW OWNER** 4007 Dorcas Dr. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 11616000800

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, **Charles I. Malone and wife, Sara H. Malone**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Caroline Hart Cubillo and husband, Ronald Jesus Cubillo Jimenez**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4007 Dorcas Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of September, 2021.

Charles I. Malone

Sara H. Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles I. Malone and Sara H. Malone, 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, at office, this 30th day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Evergreen Heights, Part Two, of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles I. Malone and wife, Sara H. Malone, from Linda McKelley Gloyeske, Trustee of the McKelley Family Trust u/a dated October 11, 2012, by deed dated October 29, 2012 of record in Instrument No. 20121030-0099341, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Plat Book 1835, Page(s) 19, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 9/30/21.

George E. Mudter, Jr.
Dated 9/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9/30/21

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023