Karen Johnson Davidson County
Batch# 731607 DEEDWARR
10/07/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20211007-0135147

#36596

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STACY L. THOMAS NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 12, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,600,000.00**.

Alice Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2021.

Stacy L. Thomas
Notary Public

MY COMMISSION EXPIRES: 10/12/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles I. Malone		MAP
4358 Chickering Lane	New Owner	PARCEL 144-09-0-012.00
Nashville, TN 37215		
(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, **Ed R. Davies and wife, Elizabeth B. Davies**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles I. Malone and Sarah H. Malone, husband and wife**

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:

Land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 on the Plan of Chickering Estates, Section 1, Revised, as of record in Plat Book 2900, page 108, Register's Office for said County.

Said Lot No. 8 fronts 245 feet on the Easterly side of Chickering Lane, and extends back 992 feet on the Northerly line and 1047 feet on the Southerly line, to a dead line in the rear on which it measures 146.6 feet.

Being the same property conveyed to Ed R. Davies and wife, Elizabeth B. Davies by Warranty Deed from Gary Cooper and wife, Bessie Cooper, of record in Book 4268, page 224, Register's Office for Davidson County, Tennessee, dated September 09, 1968 and recorded on September 13, 1968.

Power of Attorney of record in Instrument No. 20210929-0130726, in Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4358 Chickering Lane, Nashville, TN 37215.**

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 our hand(s) this the 30th day of September, 2021.

Elizabeth B. Davies

Elizabeth B. Davies

Ed R. Davies by

Elizabeth B. Davies attorney in fact

Ed R. Davies by Elizabeth B. Davies, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth B. Davies** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that her executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2021.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth B. Davies** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ed R. Davies**, as his Attorney in Fact, as the free act and deed of the within named **Ed R. Davies**.

Witness my hand and official seal this the 30th day of September, 2021.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
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

