Karen Johnson Davidson County
Batch# 738854 DEEDWARR
10/18/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20211018-0139811

**STATE OF TENNESSEE**
**COUNTY OF** Wilson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2021.**

**Notary Public**

**MY COMMISSION EXPIRES:**

**(AFFIX SEAL)**

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Rd**
**Mt. Juliet, TN 37122**

**06-NSH21-02623**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Brett Anthony Mallett<br>507 Lawrence Street<br>Old Hickory, TN 37138 | New Owner at Address | 044 11 0 122.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victoria Mallett now known as Victoria Mallett-Schuetz, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brett Anthony Mallett, an ummarried man**, hereinafter called the Grantees, their successors 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. 63, on the Plan of Section A, Village of Old Hickory, of record in Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Victoria Mallett, an single woman, by Warranty Deed from Janet Bonney, married, of record in Instrument No. 20160526-0053210, in the Register's Office of Davidson County, Tennessee, dated May 24, 2016 and recorded on May 26, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of the Grantor nor her spouse or any dependent.

This property is improved property known as: 507 Lawrence Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of October, 2021

Victoria Mallett-Schuetz

Victoria Mallett-Schuetz

STATE OF MISSISSIPPI

COUNTY OF DeSoto

On this 14th day of October, 2021, before me personally appeared Victoria Mallett-Schuetz, 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 (or person's) free act and deed.

Donna M Taylor

Notary Public

My Commission Expires: _____



# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I Christ M-Johnston *(custodian's name)*, 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 10/14/2021 *(date of document)*.

Custodian's Signature 10/15/2021 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15th day of October, 2021.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____