Karen Johnson Davidson County
Batch# 757843 DEEDWARR
11/18/2021 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211118-0153776

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES: 3-17-24

(AFFIX SEAL)

MST 2021-2132 (Seller)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Elizabeth Breland	Same As Owner	103-04-0-034.00
(NAME)	(NAME)	
205 46th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Ryan G. Malone, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Elizabeth Breland, an unmarried woman,** 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, Tennessee, being Part of Lots 502, 504 and 506 in Block 26 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of 46th Avenue, north, formerly called Fifth Street, and as widened and said point of beginning is 93 feet South of the Southwest corner of 46th Avenue, North and Idaho Avenue; thence along said 46th Avenue, North 57 feet to a point, which is the Northwest corner of an alley and 46th Avenue, North; thence along the Northerly line of said alley, 100 feet to a point; thence at right angles Northerly and parallel with the Easterly line of Lot 502, 57 feet to a point; thence at right angles Eastwardly and along a line parallel with Idaho Avenue, 100 feet to 46th Avenue, North, to the point of beginning.

Being the same property conveyed to Ryan G. Malone and Rachel E. Malone, husband and wife by Warranty deed from Nathan A. Ward and Wife, Tara Ward of record in Instrument No. 20170731-0077174 Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on July 31, 2017. Being the same property conveyed to Ryan G. Malone, a single man by Quit Claim deed from Ryan G. Malone, Divorced-not remarried and Rachel E. Malone, divorced-not remarried of record in Instrument No. 20201211-0145708 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on December 11, 2020.

Subject to: Property taxes have been prorated and paid at transfer. Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee. Easement to the State of Tennessee for Highway Purposes for widening of Forty Sixth Avenue (formerly Fifth), 25 feet affecting part of lot 502 herein, not of record.

This property, known as 205 46th Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 15th DAY OF November 2021.

Ryan G. Malone

STATE OF Kansas
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ryan G. Malone, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of November, 2021.

Notary Public

My commission expires: 04/24/2025

(SEAL)

BRIANNE COTTRELL
Notary Public - State of Kansas
My Appointment Expires 04/24/2025

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 November 16, 2021.

Signature
Date: November 16, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 16th day of November, 2021 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD