WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-VRES-21-4513

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 760467 DEEDWARR
11/24/2021 10:56:21 AM 2 pgs
Fees: $13.00 Taxes: $8,047.50

20211124-0156025

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Amy L. Maloney and Martin Michael Maloney, Jr.	New Owner	
(NAME)	(NAME)	**130-11-0-106.00**
4513 Beacon Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. ADAMS, TRUSTEE OF THE DAVID W. ADAMS LIVING TRUST U/A/D FEBRUARY 28, 2020,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY L. MALONEY AND MARTIN MICHAEL MALONEY, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9, Block S on the Plan of Tyne Meade, section IV of record in Plat Book 1424, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Adams, Trustee of the David W. Adams Living Trust U/A/D February 28, 2020 by Warranty deed from Bryan D. Hobbs and wife, Kelly J. Hobbs of record in Instrument No. 20210406-0044730 Register's Office for Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1512, Page 384, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4513 Beacon Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF NOVEMBER, 2021.

David W. Adams, Trustee of the David W. Adams Living Trust U/A/D February 28, 2020

BY:_____
David W. Adams
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. ADAMS, TRUSTEE of DAVID W. ADAMS, TRUSTEE OF THE DAVID W. ADAMS LIVING TRUST U/A/D FEBRUARY 28, 2020, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET K. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212