This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15242-CL

Karen Johnson Davidson County
Batch# 777322 DEEDWARR
12/21/2021 11:52:41 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20211221-0168462

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this the 14th day of December, 2021.

M. Catherine Clearwaters
Notary Public
My Commission Expires: 1-6-25

CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s)
Philip Steven Riggs and Julie Marie Riggs 6601 Ellwood Ct. Nashville, TN 37205	New Owner	129 06 0 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eugene Malboeuf, Jr, an unmarried man, and Rachel Silvey, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Philip Steven Riggs and Julie Marie Riggs, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot 138 on the plan of West Meade Park, Inc. Section 4, of record in Plat Book 3300, Page 68 and 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rachel Silvey and Eugene Malboeuf, Jr., a married couple, by Warranty Deed from James Cargile, Trustee of W Allen Cargile Family Trust, of record in Instrument No. 20210430-0058460, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021 and recorded on April 30, 2021. Said Warranty Deed being corrected by Scrivener's Affidavit dated 12/13/21, of record in Instrument No. 20211217-0167322 Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to W. Allen Cargile Family Trust, by Quitclaim Deed from Phyllis G. Cargile, Executrix of the Estate of William Allen Cargile, of record in Instrument No. 20150220-0014770, in the Register's Office of Davidson County, Tennessee, dated February 19, 2015 and recorded on February 20, 2015.

This is unimproved property located at: **6601 Ellwood Court, Lot 138, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 14th day of December, 2021.

GRANTOR:

Eugene Malboeuf, Jr

Rachel Silvey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ W. Thomson Jr

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eugene Malboeuf, Jr and Rachel Silvey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of December, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22