Karen Johnson Davidson County
Batch# 780628 DEEDWARR
12/28/2021 12:29:14 PM 2 pgs
Fees: $13.00 Taxes: $1,579.90
20211228-0170501

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $427,000.00.

Affiant

File #2021-788

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Subscribed and sworn to before me on December 27, 2021.

NOTARY PUBLIC
My Commission Expires: 6/14/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Macklin and Janie Macklin 6113 Cane Springs Rd. Antioch, TN 37013	Bell Bank 3100 13th Avenue South Fargo, ND 58103	174-11-0B-020.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHAWN MALONE AND BRENDA MALONE, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WILLIAM MACKLIN AND JANIE MACKLIN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of Final Plat, The Grove at Cane Ridge, Phase Two, of record as Instrument No. 20130422-0039873 and as corrected in Instrument No. 20130529-0053815, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to SHAWN MALONE AND BRENDA MALONE, WIFE AND HUSBAND, by Warranty Deed from RANDALL CLEMONS, TRUSTEE FOR THE BENEFIT OF WILSON BANK & TRUST AND CITIZENS BANK OF LAFAYETTE, of record as Instrument No. 20130828-0090690, dated August 26, 2013, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6113 Cane Springs Rd., Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 hands on December 27, 2021.

Grantor:

Shawn Malone

Grantor:

Brenda Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **SHAWN MALONE AND BRENDA MALONE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson