NEW OWNER:
STEPHEN R. MALLORY
3911 PLANTATION DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2209
LL# 1849-556

Map & Parcel
074120112.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 785037 DEEDWARR
01/05/2022 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220105-0002150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT WALLACE CASS and AVALENE E. CASS, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **STEPHEN R. MALLORY and APRIL B. MALLORY, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 556 on the Plan of Hermitage Hills, Section 5, as shown on the plat of the same of record in Plat Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said lot No. 556 fronts 79.12 feet on the southerly side of Plantation Drive and extends back 158.15 feet on the westerly line and 146.5 feet on the easterly line to a dead line, measuring 84.9 feet thereon.

Being the same property conveyed to ROBERT WALLACE CASS and wife, AVALENE E. CASS by Warranty Deed from Martin Zeitlin, Trustee, dated September 10, 1962, and of record in Book 3434, Page 375, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3911 PLANTATION DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Pages 1 and 2, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 30th day of December, 2021.

Robert Wallace Cass
ROBERT WALLACE CASS

Avalene E. Cass
AVALENE E. CASS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT WALLACE CASS and AVALENE E. CASS**, 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 and official seal at office this 30th day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2021.

NOTARY PUBLIC

My commission expires: 3/2/25

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12.30.2021.

John M. Lee, Attorney

Date: 12.30.2021

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of December 2021.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY