Karen Johnson Davidson County
Batch# 823535 DEEDWARR
03/17/2022 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220317-0031015

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2021-12-173

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH W. MALONEY AND CYNTHIA L. MALONEY	JOSEPH W. MALONEY AND CYNTHIA L. MALONEY	163 01 0 023.00
4200 KEVINWOOD COURT ANTIOCH, TN 37013	4200 KEVINWOOD COURT ANTIOCH, TN 37013	

For good consideration, I (We) **JOSEPH W. MALONEY, A MARRIED MAN**, whose mailing address is 4200 KEVINWOOD COURT, ANTIOCH, TN 37013, hereby bargain, deed and convey to **JOSEPH W. MALONEY AND CYNTHIA L. MALONEY, HUSBAND AND WIFE**, whose mailing address is 4200 KEVINWOOD COURT, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY BEING LOT NO. 24, ON THE PLAN OF HICKORY HIGHLAND PLACE, SECTION 2 OF RECORD IN PLAT BOOK 9700, PAGE 681, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Joseph W. Maloney, a married man from Jerry Butler Builders, LLC by Warranty Deed dated June 11, 2001 and recorded October 22, 2001 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20011022-0114985.

APN: 163 01 0 023.00
Property Address: 4200 KEVINWOOD COURT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 19th day of February 2022.

Joseph W. Maloney

JOSEPH W. MALONEY

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 19th day of February 2022, before me personally appeared **JOSEPH W. MALONEY** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

Nicole L. Brown
Notary Public
My Commission Expires: January 6, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 19th day of February, 2022.

Notary Public
My Commission Expires: January 16, 2025

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-16-2025

Name and address for person(s) responsible for taxes:
JOSEPH W. MALONEY
CYNTHIA L. MALONEY
4200 KEVINWOOD COURT
ANTIOCH, TN 37013

Name and Address of property owner:
JOSEPH W. MALONEY
CYNTHIA L. MALONEY
4200 KEVINWOOD COURT
ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Kristen Carlisle, 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 2/19/2022 (date of document).

Affiant Signature

3/1/2022
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 1 day of MARCH, 20222.

Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

