WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MST 2022-1171

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trenton and Talia Wiles	Same	147-05-0-143.00
(NAME)	(NAME)	
4940 Briarwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peter R. Mallen and Sara E. Mallen Trustee of the Peter R. and Sara E. Mallen Trust dated May 13, 2011,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trenton Wiles and Talia Wiles, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 No. 500 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, 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 Sara E. Mallen, married by Warranty deed from Sarah Hagewood Thompson, married and Steven Ward Hagewood, unmarried of record in Instrument No. 20160622-0063500 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 22, 2016.

Being the same property conveyed to Peter R. Mallen and Sara E. Mallen Trustees of the Peter R. and Sara E. Mallen Trust dated May 13, 2011 by Quit Claim deed from Sara E. Mallen, married of record in Instrument No. 20160705-0068671 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 15, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee. Water Main of record in Book 2333, Page 280, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 899368 DEEDWARR
08/05/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50

This property, known as 4940 Briarwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 2nd DAY OF August, 2022.

Peter R. Mallen and Sara E. Mallen Trustee of the Peter R. and Sara E. Mallen Trust dated May 13, 2011

BY: Peter R. Mallen

Peter R. Mallen, Trustee

BY: Sara E. Mallen Trustee

Sara E. Mallen, Trustee

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Peter R. Mallen and Sara E. Mallen, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of the Peter R. and Sara E. Mallen Trust dated May 13, 2011, the within named bargainor as Trust, and Peter R. Mallen and Sara E. Mallen, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 2nd day of August, 2022.

Notary Public

My Commission Expires: 4/24/23

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

202208050089295

Tennessee Certification of Electronic Document

I, Lindsey Lehm, 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 8/03/2022 (date of document).

Affiant Signature

8/05/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10/21/2024