Karen Johnson Davidson County
Batch# 906523 DEEDWARR
08/23/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220823-0094934

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $555,000.00. Affiant Subscribed and sworn to before me on August 19th 2022. NOTARY PUBLIC My Commission Expires: 11-12-2025
File #2022-0390	

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Katherine Wright and John Baker 305 Chippewa Circle Nashville, TN 37221	Send new Owner	155-10-0A-007.00 CO

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, **DANIEL L. MALLOCK AND WIFE, KENDRA B. MALLOCK**, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **KATHERINE WRIGHT, UNMARRIED AND JOHN BAKER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 6, MCCRORY TRACE ESTATES, as shown on plat of record in Plat Book 6900, Pages 720-723, inclusive, as amended in Plat Book 7900, page 312, as corrected by Surveyors Correction of Plat recorded in Book 7825, Page 429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to DANIEL L. MALLOCK AND WIFE, KENDRA B. MALLOCK, by Warranty Deed from SHARON A. LEWIS, UNMARRIED, of record in Instrument No. 20030429-0057419, dated April 29, 2003, 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 305 Chippewa Circle, Nashville, TN 37221.

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 August 18, 2022.

Grantor:

Ⓧ _____
Daniel L. Mallock

Grantor:

Ⓧ _____
Kendra B. Mallock

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **DANIEL L. MALLOCK AND KENDRA B. MALLOCK**, 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 18th day of August, 2022.

_____
Notary Public

My commission expires: 11.23.2024

NOTARIAL SEAL STATE OF OHIO

Brenda J. Stenger
Notary Public, State of Ohio
My Commission Expires
November 23, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 AUGUST 18 2022.

Affiant Signature

8/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/19/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

202208230094934