Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 30 day of August 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 910708 DEEDWARR
08/31/2022 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $943.50
20220831-0098228

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily Chadwick 221 Thistle Lane Hermitage, TN 37076	New Owner	086-14-0A-221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas L. Malinosky, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emily Chadwick, an unmarried woman,** hereinafter called the Grantee(s), 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 Unit No. 221 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> Being the same property conveyed to Thomas L. Malinosky by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development dated September 6, 2002 of record as Instrument No. 20020916-0112361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Deborah L. Malinosky joins in this conveyance to convey any and all interest she may have in the subject property.

This property is improved property known as 221 Thistle Lane, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 30th day of August, 2022.

Thomas L. Malinosky by Kenneth Victor Harb
His Attorney-in-fact

Thomas L. Malinosky by Kenneth Victor Harb
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Victor Harb**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas L. Malinosky**, and who acknowledged that he executed the same as the free act and deed of **Thomas L. Malinosky**.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of August, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022087510

WITNESS my hand this the 30th day of August, 2022.

Deborah L. Malinosky

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah L. Malinosky,** the bargainor(s), 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 Largo, Florida, this the 30th day of August, 2022.

SARAH ELIZABETH PARRISH
Commission # HH 050839
Expires October 6, 2024

Notary Public

My Commission expires: Oct 6, 2024

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-30-22.

Affiant Signature

8-30-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

