Karen Johnson Davidson County
Batch# 919427 DEEDWARR
09/21/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220921-0104739

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **420,000.00**.<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/15/2022**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 11/17/24<br>(AFFIX SEAL) |
|---|---|

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4522

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br><br>**Kimberly Malloy** | SEND TAX BILLS TO:<br>New Owner | MAP-PARCEL NUMBERS<br><br>**150-07-0-349** |
|---|---|---|
| (NAME)<br>**3005 Country Meadow Road** | (NAME) | |
| (ADDRESS)<br>**Antioch, TN, 37013** | (ADDRESS)<br>, | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jerry W. Michael and Frances R. Michael, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Malloy, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 230 on the Plan of The Country, Section 6A, of record in Plat Book 5200, Page 667, Register's Office for Davidson County, TN, to which Plat references is hereby made for a more complete description.

Being the same property conveyed to Jerry W. Michael and Frances R. Michael, husband and wife by Deed dated March 31, 2017 from Jerry W. Michael, married, recorded April 4, 2017, in

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-18899-kp

Instrument Number 20170404-0032640, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3005 Country Meadow Road, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **September, 2022.**

Jerry W. Michael

Frances R. Michael

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jerry W. Michael and Frances R. Michael**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **September, 2022.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 9/15/2022.

Kirsten Virden — 9/15/22

Affiant Signature — Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2022..

Bria Sawyers

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

