PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-19023-KP

Karen Johnson Davidson County
Batch# 919524 DEEDWARR
09/21/2022 09:51:26 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220921-0104868

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public
My Commission Expires: 3/7/24

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elliott Bender, Alissa Bender, and Catherine Bender 303 Plantation Court Nashville, TN 37221	New Owner	142-05-0A-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sarah N. Burrow, a married woman, and Kimberly Burrow n/k/a Kimberly Malloy and William Steven Malloy, wife and husband,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elliott Bender and Alissa Bender, husband and wife, and Catherine Bender, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. K-2, together with the carport designated as no. K-2-C, on the Horizontal Property Regime for River Plantation Section Two, as recorded in the Master Deed of record 4661, page 334, amended and restated in Instrument No. 20120828-0077603 and as shown on plat of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common, elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Sarah N. Burrow and Kimberly Burrow, as joint tenants with right of survivorship by Warranty Deed from Christopher B. Cooper, unmarried of record as Instrument No. 20160718-0073697 in the Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016.

This Instrument executed on behalf of William Steven Malloy, ("Principal") by Kimberly Malloy pursuant to the Power of Attorney of record in Instrument No. 20220921-0104867, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **303 Plantation Court, Nashville, TN 37221**

This property is not a marital residence of Sarah N. Burrow and such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute. William Steven Malloy joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 19th day of September, 2022.

GRANTOR:

Kimberly Malloy

William Steven Malloy by Kimberly Malloy, his Attorney-In-Fact

Sarah N. Burrow

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Malloy and Sarah N. Burrow, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2022.

Notary Public
My Commission expires: 11/4/2024

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Malloy, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of William Steven Malloy ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 19th day of September, 2022.

Notary Public
My Commission expires: 11/4/2024

EXHIBIT "A"
TO Warranty Deed
From: Kimberly Malloy, William Steven Malloy, and Sarah N. Burrow
To: Elliott Bender, Alissa Bender, and Catherine Bender

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 19th day of September, 2022.

Notary Public
My Commission Expires: 11/6/2024

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY