WARRANTY DEED

Karen Johnson Davidson County
Batch# 922015 DEEDWARR
09/27/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220927-0106984

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Ashley Utley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/22/23
(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jesica Garrett Beltran	New Owner	Parcel ID: 165 05 0A 140.00
(NAME)	(NAME)	
2224 Beachfront Avenue	"Same"	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Donnie Malley and Linda Angevine Malley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jesica Garrett Beltran,** _____, 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 and being all of Lot No. 179 on the Subdivision Plat, Section I, Phase II, South Shore, a Planned Unit Development, as shown on plat appearing in instrument Number 20050210-0015592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James Donnie Malley and Linda Angevine Malley, husband and wife from RHB, LLC, a Tennessee limited liability company by Warranty Deed dated June 13, 2018 and recorded on June 13, 2018 in Instrument No. 20180613-0056865, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2224 Beachfront Avenue, Antioch, TN 37013

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 our hands this 23rd day of September, 2022

James Donnie Malley

James Donnie Malley

Linda Angevine Malley

Linda Angevine Malley

STATE OF Delaware

COUNTY OF Sussex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State James Donnie Malley and Linda Angevine Malley, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2022.

Notary Public

My Commission Expires: 11/03/2022

(SEAL)

MARCIA C BOYER
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires Nov. 03, 2022

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 September 23, 2022 (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

