PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 927168 DEEDWARR
10/10/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221010-0110956

Ivey Title, LLC Ref: (DM) Title No.: 62807
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Maureen Margaret Blouch Daniel Peter Seelen 4000 Dakota Avenue Nashville, TN 37209	InterLinc Mortgage Services 5875 N. Sam Houston Pkway W Ste. 300 Houston, TX 77086

TAX MAP PARCEL NUMBERS: 09116035500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley A. Malin and Sara Z. Malin, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Maureen Margaret Blouch and Daniel Peter Seelen, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of the Subdivision of the lands of P.S. Stump deceased of record in Chancery Court Plan Book 2, pages 74 and 78, Register's Office for said County.

Said Lot No. 42 fronts 60 feet on the northerly margin of Dakota Avenue (formerly Fourth Avenue) back between parallel lines with the westerly margin of 40th Avenue North (formerly C Street or Stump Avenue), 150 feet to an alley.

Being the same property conveyed to Bradley A. Malin and Sara Z. Malin, husband and wife, by Warranty Deed from Erin Murray and David Murray, wife and husband, dated April 28, 2017 and recorded on May 1, 2017, of record in Inst. No. 20170501-0042621, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan of record in Chancery Court Plan Book 2, pages 74 and 78, said Register's Office.

This is improved property, known as 4000 Dakota Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of October, 2022.

Bradley A. Malin

Sara Z. Malin

State of Tennessee

County of Davidson

On this 5th day of October, 2022, before me the undersigned authority, personally appeared Bradley A. Malin and Sara Z. Malin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Sworn and subscribed before me this 5th day of October, 2022.

Notary

My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-5-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-5-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM