Karen Johnson Davidson County
Batch# 930708 DEEDWARR
10/18/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20221018-0113511

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227660

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$403,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Nathan G. Burton
Affiant

Sworn to and subscribed before me this 14th day of October, 2022.

Notary Public
My Commission Expires: 3-7-23

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 14th day of October, 2022, among:

NATHAN A. BURTON, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF MARTHA A. BURTON, DATED NOVEMBER 9, 2021

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TIMOTHY MALLON AND SHANNALEE MALLON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roderic N. Burton and wife, Martha A. Burton by deed from Isaac Davis and wife, Sarah T. Davis and Izea Davis, dated May 4, 1976, of record in Book 5024, page 848, Register's Office for Davidson County, Tennessee. The said Roderic N. Burton having since died on August 12, 2021, leaving Martha A. Burton as surviving tenant by the entirety.

The property was further conveyed to Nathan A. Burton, Trustee of the Irrevocable Trust Agreement of Martha A. Burton, dated November 9, 2021 by deed from Martha A. Burton, dated November 9, 2021, of record in Instrument No. 20211115-0151415, Register's Office for said County.

This property being known as 5924 Port Anadarko Trail, Hermitage, TN 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nathan A. Burton, Trustee of the Irrevocable Trust Agreement of Martha A. Burton, dated November 9, 2021

BY: Nathan A. Burton
Nathan A. Burton as Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nathan A. Burton, Trustee of the Irrevocable Trust Agreement of Martha A. Burton, dated November 9, 2021, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2022.

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Timothy Mallon and Shannalee Mallon
Address: 5924 Port Anadarko Trail
City, State, Zip: Hermitage, TN 37076

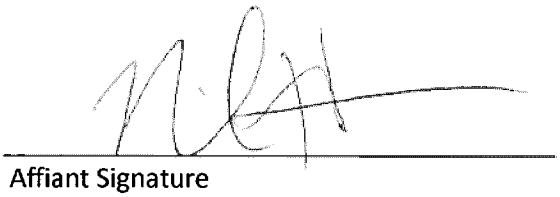
Responsible Party For Taxes:

Name: Ascend Federal Credit Union
Address: P.O. Box 1210
City, State, Zip: Tullahoma, TN 37388

Tax ID: 098-01-005.00

Certificate of Authenticity

I, Nick Harris, 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 **October 17, 2022**.



Affiant Signature

10/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **October**, 20**22**.



Notary's Signature

My Commission Expires: 3.7.23

Date

