Karen Johnson Davidson County
Batch# 933363 DEEDWARR
10/24/2022 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $673.40
20221024-0115364

WARRANTY DEED

Property address: 710 Holder Drive Nashville, TN 37217 Owner's name: Fonda Reed-Malone and Donnie L. Malone, II 8679 Valmont Circle Memphis, TN 38016 Mail tax bills to: Fonda Reed-Malone and Donnie L. Malone, II 8679 Valmont Circle Memphis, TN 38016 Return To: Local Title 2657 APPLING RD #103 MEMPHIS, TN 38133	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $182,000.00, which amount is equal to or greater than the amount which the property would command at fair and voluntary sale. Jeremy C. Herod Affiant Subscribed and sworn to before me this 20th day of October, 2022 Notary Public My Commission Expires: January 6, 2025 1-6-25 LEIGH ANN HINKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument prepared by:
LOCAL TITLE LLC
2657 APPLING RD #103
MEMPHIS, TN 38133

THIS INDENTURE, made and entered into this 20th day of October, 2022 by and between

Jeremy C. Herod and Heather Herod, husband and wife, hereinafter called Grantor, and

Fonda Reed-Malone, a single person, and Donnie L. Malone, II, a single person, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 2A, Zone Lot Division, Lots No 2, Harbor Gate, Section 3, as shown on plat of record in Plat Book 8250, Page 549, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Grantor(s) herein by Warranty Deed of record in Instrument No. 201901070001378, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 136-14-0-165

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Grantee of the second part, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor of the first part does hereby covenant with the said part Grantee of the second part that Grantor lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record in Plat Book 8250, Page 549; 2023 Davidson County taxes, are not yet due and payable; all in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Jeremy C. Herod

Jeremy C. Herod

STATE OF Tennessee

COUNTY OF Davidson

Before me, LEIGH ANN Hinkle, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy C. Herod** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 19 day of October, 2022.

Leigh Ann Hinkle

Notary Public

LEIGH ANN HINKLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: January 6, 2025

Heather Herod

STATE OF TN

COUNTY OF Wilson

Before me, _____, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Heather Herod** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 28 day of October, 2022.

Notary Public

TONYA MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-16-2024

Tennessee Certification of Electronic Document

I, April Meadwell, 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 10-20-22 (date of document).

Affiant Signature

10.20.22
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8-3-2025

NOTARY'S SEAL

CAYLYN PITT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-3-2025