Karen Johnson Davidson County
Batch# 935646 DEEDWARR
10/31/2022 11:30:55 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20221031-0117329

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*

Ivey Title, LLC Ref: (DM) Title No.: 62850
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judith Katz Gad Malamed 141 39th Avenue North Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 10401019100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara Z. Malin and Bradley A. Malin, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Judith Katz and Gad Malamed ,** _____, 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. 51 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara Z. Malin and Bradley A. Malin, wife and husband, by Warranty Deed from Robert Edward Brooking Hilton and Christine M. Hilton, husband and wife, dated July 6, 2016 and recorded on July 8, 2016 of record in Instrument No. 20160708-0070138, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 421, page 109, said Register's Office.

This is improved property, known as 141 39th Avenue North, 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 28 day of October, 2022

Sara Z. Malin

Bradley A. Malin

State of Tennessee

County of Davidson

On this 28 day of October, 2022, before me the undersigned authority, personally appeared Sara Z. Malin and Bradley A. 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

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: $795,000.00.

Affiant

Sworn and subscribed before me this 28 day of Oct 2022

Notary

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY