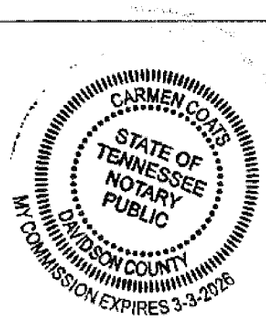
Karen Johnson Davidson County
Batch# 936567 DEEDWARR
11/01/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20221101-0117842

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2022.

Carmen Coats

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Randy Lee Malesick, II	New Owner(s)	059-10-0-077.00
131 Woodmont Boulevard #F		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARGARET FRANCES SANDERS, A *MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY LEE MALESICK, II, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract (Parcel) of land in Davidson County, Tennessee, described as follows:

Being Lot No. 299 on the Plan of Haynes Manor, Sec. II, as of record in Book 3700, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 299 fronts 73 feet on the southerly side of Rowan Drive and extends back 135.1 feet on the easterly line and 141.40 feet on the westerly line, to a dead line in the rear on which it measures 70.66 feet.

Being the same property conveyed to Bruetta A. Collins and Margaret Sanders, as tenants in common by Warranty Deed from James B. McCullough and wife, Martyna McCullough of record in Book 4569, Page 813, Register's Office for Davidson County, Tennessee, dated January 14, 1972 and recorded on January 18, 1972.

Being the same property conveyed to Margret Sanders by Quitclaim Deed from Brutta Collins of record in Instrument No. 20031205-0175167, Register's Office for Davidson County, Tennessee, dated April 23, 2003 and recorded on December 05, 2003.

Being the same property conveyed to Margaret Frances Sanders by Quitclaim Deed from Margret Sanders of record in Instrument No. 20050517-0055404, Register's Office for Davidson County, Tennessee, dated April 22, 2005 and recorded on May 17, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 745 Rowan Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2022.

Margaret Frances Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Margaret Frances Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 1, 2022 (date of document).

Affiant Signature

November 1, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023