BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 946418 DEEDWARR
12/01/2022 09:40:56 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20221201-0125725

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Philip Landi Taylor Higgins 309 E. Marthona Rd. Madison, TN 37115	New owner	042150-078.00

THIS INDENTURE, made this 28th day of November, 2022 between

Thomas D. Malin, Jr. and wife Christy Michelle Malin

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Philip Landi and Taylor Higgins, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 49 to 52 all inclusive of Block "A" on the map of Marthonna, a subdivision by Cumberland Development Company of the Ezell Farm, not of record, and described according to an unrecorded copy of a survey thereof made in December, 1937, by J.A. Mafford, Surveyor, as follows:

Beginning at a point in the easterly margin of East Marthona Road, formerly Ezell Road East, 1129.9 feet south of the southerly margin of Old Hickory Boulevard, being the common corner of Lots Nos 48 and 49; thence with the line between said lots easterly 418.9 feet to a point; thence south 1 degree, 52 feet West 100 feet to the common corner of Lots Nos 52 and 53; thence with the line between said lots westerly 420.4 feet to the easterly margin of Ezell Road East; thence with the margin of the same North 2 degrees 58 feet East 100 feet to the point of beginning.

Being the same property conveyed to Thomas D. Malin, Jr., a single man by Warranty Deed dated 2/4/2004 from Wayne A. Jones, Jr. and Misty S. Jones, husband and wife of record in Instrument No. 20040211-0016700, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 309 E. Marthona Road, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and paid, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets their hand and seal the day and year first above written.

Thomas D. Malin

Christy Michelle Malin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas D. Malin and Christy Michelle Malin, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 28th day of November, 2022.

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $440,000.00.

Affiant

Sworn to and subscribed before me, this 28th day of November, 2022.

Notary Public
My Commission Exp:_____

