RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-13372-2023

Karen Johnson Davidson County
Batch# 985428 DEEDWARR
03/28/2023 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20230328-0022241

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2023

NOTARY PUBLIC

My commission expires: 6-18-25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendall J. Lettow 650 Flintlock Court Nashville, TN 37217	United Wholesale Mortgage 585 South Blvd, East Pontiac, MI 48341	135-16-0B-124-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($269,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEBORAH E. MALONEY, TRUSTEE OF THE JAMES S. MALONEY AND DEBORAH E. MALONEY LIVING TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KENDALL J. LETTOW, A SINGLE WOMAN, AS SOLE OWNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11, of record in Instrument #20021120-0143949, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the James S. Maloney and Deborah E. Maloney Living Trust from Joy Counts Goodwin and husband, Jeremy Goodwin, by Warranty Deed dated July 8, 2016 and recorded July 12, 2016 in Instrument #20160712-0071196, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 650 Flintlock Court, Nashville, TN 37217.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of March, 2023

GRANTOR(S)

The James S. Maloney and Deborah E. Maloney Living Trust

By: Deborah C. Maloney Trustee
Deborah E. Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Deborah E. Maloney, Trustee of the James S. Maloney and Deborah E. Maloney Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27 day of March, 2023.

Notary Public

Martha E Berry
Printed Notary Name

My commission expires: November 6, 2024

MARTHA E. BERRY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

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 March 27, 2023.

Affiant Signature

3/27/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of March, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026