WARRANTY DEED

Karen Johnson Davidson County
Batch# 988111 DEEDWARR
04/04/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230404-0024423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No.: CM-23-1112-U2

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle M. Hobbs	New Owner	118 09 0D 002.00 CO
(NAME)	(NAME)	
1112 Clifton Lane Unit 2 Nashville, TN 37204	22184 County same HWY 11 Pittsfield, IL 62363	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **MICHAEL MALONE AND CHRISTY BURKHALTER, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHELLE M. HOBBS, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2, Glendale Condominiums, as established under Master Deed of record in Instrument 20080104-0001233, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Michael Malone, unmarried, from Steve Chaisson and James U. Rust, IV, by Warranty Deed dated April 30, 2008, recorded May 2, 2008 in Instrument No. 20080502-0045528, in the Register's Office of Davidson County, Tennessee.

Christy Burkhalter joins in the execution of this instrument for the purpose of conveying any/all interest in subject property by virtue of her marriage to Michael Malone.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1112 Clifton Lane, Unit 2, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my/our hand(s) this 23rd day of March, 2023.

Michael Malone

Christy Burkhalter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Michael Malone and Christy Burkhalter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Signature
My commission expires: May 7, 24

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Emily Manno, 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 3/23/23.

Date

Affiant Signature

3/23/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of March, 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

