Prepared By:
Derick Michael Malone

After Recording Return To:
Derick Michael Malone
3479 Wynmont Grove Cove
Collierville, Tennessee 38017

Karen Johnson Davidson County
Batch# 994306 **DEEDQC**
04/20/2023 10 31 10 AM 6 pgs
Fees $32 00 Taxes $0 00
20230420-0029107

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 01, 2023 THE GRANTOR(S),

- Derick Michael Malone, a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Malone Properties, LLC, Derick Michael Malone, Member, residing at 1417 4th Avenue North, Nashville, TN County, Tennessee 37208

the following described real estate, situated in Nashville, in the County of TN, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer between LLC and its members

Current Source of Title:
20210330-0041813

Tax Parcel Number: 082 09 0T 012.00

Mail Tax Statements To:
Malone Properties, LLC
1417 4th Avenue North
Nashville, Tennessee 37208

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 04/17/2023

X _____

Derick Michael Malone
1417 4th Avenue North
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 17th day of April, 2023, before me personally appeared Derick Michael Malone, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

HOUSTON T. SHUMATE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Houston T Shumate
Notary Public

Notary Public
Title (and Rank)

My commission expires 05/09/2023

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant
Affiant's Name: Derick Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
20 **Day of** April, 2023.
A. Hayes, **Deputy Register**

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Describes in the following page

Karen Johnson Davidson County
Batch# 603030 DEEDWARR
03/30/2021 02:13:39 PM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20210330-0041813

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2021 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 25, 2022

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-015

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NO(S).
Derick M. Malone	Highlands Residential	082-09-0T-012.00 CO
(NAME) 1417 4th Ave N	(NAME) 12001 N. Central Expressway	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Ste 750 Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($529,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SEAN RAND AND CHELSEA RAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERICK M. MALONE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 12, on the Horizontal Property Regime for Germantown Station Condominiums, as recorded in the Declaration of record in Instrument No. 20100804-0061209, amended in Instrument No. 20111020-0081623, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to SEAN RAND, AN UNMARRIED MAN AND CHELSEA HOLT, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from SEAN RAND, AN UNMARRIED MAN, of record in Instrument No. 20180402-0030503, dated March 28, 2018, said Register's Office.

Being the same property conveyed to SEAN RAND, AN UNMARRIED MAN, by deed from ANDREW HINES, MARRIED AND MARCY HINES AND JOHN HINES, HUSBAND AND WIFE ALL AS TENANTS IN COMMON WTH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20171106-0113996, dated October 31, 2017, said Register's Office.

The same Chelsea Holt, having since married, is now known as Chelsea Rand.

unimproved ☐
This is improved ☒ property, known as 1417 4th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 GRANTEES 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 GRANTEES, 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 our hands this 29th day of MARCH, 2021

Sean Rand

Chelsea Rand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of MARCH, 2021, before me personally appeared Sean Rand and Chelsea Rand, Husband and Wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 29th day of MARCH, 2021.

Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public