Karen Johnson Davidson County
Batch# 1002027 DEEDWARR
05/11/2023 09 54.20 AM 2 pgs
Fees $13 00 Taxes $3,329 63
20230511-0035140

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1584

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2023

Notary Public

Commission Expires 2-8-27

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stacie Latoya Malone 107 South 12th Street Nashville, TN 37206	Same	083 09 0 248.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sally Ann Blue and Suzanne R. Vance, tenants in common with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stacie Latoya Malone, an unmarried woman

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 the northerly 64.0 feet of Lot No. 22 and 23 on the Plan of East Edgefield Addition to Nashville of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said northerly part of Lots Nos. 22 and 23 front together 64 00 feet on the easterly side of 12th Street formerly Pine Street and runs back between parallel lines with the southerly margin of an alley 100.00 feet to the westerly line of Lot No. 24 in said Addition.

BEING the same property conveyed by Special Warranty Deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership acting by its General Partner, Prudential Homes Corporation to Sally Ann Blue and Suzanne R. Vance, tenants in common with rights of survivorship, recorded March 1, 2005, as Instrument No. 20050301-0022483 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 South 12th Street, Nashville, TN 37206.

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 so 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.

Dated this the 5th day of May, 2023.

Sally Ann Blue

Suzanne R. Vance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2023, before me personally appeared Sally Ann Blue and Suzanne R. Vance, 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 5th day of May, 2023.

Notary Signature
My commission expires: 5-23-23

