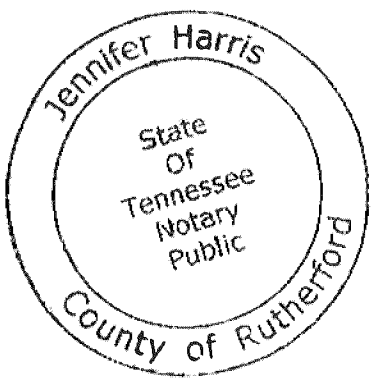


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $638,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2023.

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Robert D. Malick and Kimberly J. Malick	NEW OWNER	171-00-0-052.00
5909 Fireside Dr		
Brentwood, TN 37027		

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

Hazel Dean Brown, Donna Ford and Judy Diane Boehm, Co-Trustees of The Hazel Dean Brown Living Trust U/A/D August 24, 2022

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert D. Malick and Kimberly J. Malick, husband and wife

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:

BEGINNING at a point in the north margin of Valley View Road at the southwest corner of the property conveyed to William Bradford Smith and wife, by deed of record in Book 2495, Page 447, Register's Office for Davidson County, Tennessee; thence with Smith's west line, North 194 feet 6 inches, more or less, to a point; thence West 215 feet, more or less, to a point in the east margin of Valley View Road; thence with the margin of said road, South 72 feet to a concrete marker at the beginning of a curve to the left; thence around said curve in a southeasterly direction 193 feet to an iron pin in the north margin of Valley View Road; thence with the margin of said road East 97 feet 8 inches to the point of beginning.

BEING TRACT 1 of the property conveyed to Hazel Dean Brown, Donna Ford and Judy Diane Boehm, Co-Trustees of The Hazel Dean Brown Living Trust U/A/D August 24, 2022, by Quitclaim Deed from Hazel D. Brown, unmarried, dated 8/24/2022 and recorded 9/14/2022 in Instrument No. 20220914-0102420, Register's Office for Davidson County, Tennessee.

Also see Scrivener's Affidavit (recorded to remove Tract 2 erroneously shown in the legal description on the current deed), dated 5/18/2023 and recorded 5/19/2023 in Instrument No. 20230519-0037724, said Register's Office.

Also see Attorney's Affidavit dated 5/18/2023 and recorded 5/19/2023 in Instrument No. 20230519-0037725, attesting to the 8/24/2022 date of execution and delivery by Hazel D. Brown of the current Quitclaim Deed.

Karen Johnson Davidson County
Batch# 1007941 DEEDWARR
05/25/2023 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $2,360.60
20230525-0039676

Prior Sources of Title: BEING TRACT 1 of the property previously conveyed to Warren G. Brown and wife, Hazel D. Brown by Corrected Warranty Deed from Terrence P. Treadway and wife, Diane E. Treadway, dated 5/16/1995 and recorded 5/17/1995 in Book 8793, Page 811, which was filed to correct a Warranty Deed dated 4/28/1992 and recorded 4/29/1992 in Book 8612, Page 578, Register's Office for Davidson County, Tennessee.

The said Warren G. Brown (aka Warren Gaston Brown) is reported to have died on July 8, 2008, leaving the property vested solely in Hazen D. Brown.

The said Hazel D. Brown (aka Hazel Dean Brown) is reported to have died on September 10, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 5650 Valley View Road, Brentwood, TN 37027.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of May, 2023.

Donna Ford and Judy Diane Boehm, Co-Trustees of The Hazel Dean Brown Living Trust

BY: Donna Ford (trustee)
Donna Ford
Trustee

BY: Judy Diane Boehm (trustee)
Judy Diane Boehm
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named Donna Ford and Judy Diane Boehm with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument on behalf of The Hazel Dean Brown Living Trust for the purposes therein contained, and who further acknowledged himself/herself/theirselves to be the Trustees and being authorized to execute this document on behalf of The Hazel Dean Brown Living Trust. Witness my hand and official seal at Nashville, Tennessee, this 22nd of May, 2023.

Notary Public

My Commission Expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer 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 5-22-23 (date of document).

Affiant Signature

5-22-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

