Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-RUY-23 6556

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P23-0355-D

Karen Johnson Davidson County
Batch# 1035588 DEEDWARR
08/07/2023 03 03 47 PM 3 pgs
Fees $18 00 Taxes $1,998 00

20230807-0061119

WARRANTY DEED

Address of New Owners:
Ms. Emily Lowe
6556 Upton Lane
Nashville, TN 37209

Send Tax Bills To:
New Owners

For and 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,

Michael Richard Malone as Devisee under the Last Will and Testament of Rebecca Y. Malone, deceased

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Emily Lowe, unmarried

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 Lot No 15 on the Plan of Charlotte Park, Section 26-A, of record in Book 4060, Page 14, amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Malone and wife, Rebecca Y. Malone by deed from Jean H. Keel, unmarried dated August 12, 1997 and of record in Book 10567, Page 406, in the Register's Office of Davidson County, Tennessee. The said William R. Malone having died on September 16, 2018, vesting property to Rebecca Y. Malone as surviving spouse. The said Rebecca Y. Malone having died on August 4, 2022 and vesting property to Michael Richard Malone by Last Will and Testament of Rebecca Y Malone filed July 13, 2023 in Docket #23P632, in the Probate Court of Davidson County, Tennessee.

This property is subject to the right of way of Upton Lane.

This property is subject to restrictions of record in Book 4065, Page 67 and Book 4142, Page 166, in the Register's Office of Davidson County, Tennessee.

This property is subject to Flowage Easements for United States of America of record in Record Book 2155, Page 311, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6556 Upton Lane, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2023 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this the 31 day of July, 2023

Michael Richard Malone

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Richard Malone, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of July, 2023.

Notary Public

My Commission Expires. 4/5/2027

Notary Public State of Florida
Tallia Telemacque
My Commission HH 383037
Expires 4/5/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Melissa Jansen
Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2023

Dana Delworth
Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Map/Parcel: 102 03 0 184.00