WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035605 DEEDWARR
08/07/2023 03 18 50 PM 2 pgs
Fees $13 00 Taxes $943 50

20230807-0061151

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

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/4/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/09/24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-OPR-23-707

THIS INSTRUMENT PREPARED BY ~~AND RETURN TO:~~
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027
File # 2023-3884

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Jarrett Ramone Malone	Same as new owner	042-07-0A-008 00-CO
717 Heritage Square Drive		
Nashville, TN 37115		

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,

Donald Lavendar and Karen Lavendar, husband and wife

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

Jarrett Ramone Malone, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. 8 on the Plan of Second Revised Plan, Phase One, Heritage Square of record in Plat Book 5200, Page 282, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Karen Pierce, unmarried by Warranty deed from Laci Coppins, now Green of record in Instrument No. 20041123-0140071 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 23, 2004.
Being the same property conveyed to Donald Lavender and Karen Lavender, husband and wife by

Quitclaim deed from Karen Pierce n/k/a Karen M. Lavender, married of record in Instrument No. 20130620-0063075 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on June 20, 2013, as corrected in Corrective Quitclaim Deed of record in Instrument No. 20230807-0061150.

This is property known as 717 Heritage Square Drive Nashville, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 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 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 hand on Aug 4, 2023

Karen Lavender

Donald Lavender

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Karen Lavender and Donald Lavender, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on Aug 4, 2023

NOTARY PUBLIC

My Commission Expires: 9/8/2025

JOANN MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY