WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061148 DEEDWARR
10/17/2023 10 41 22 AM 2 pgs
Fees: $13.00 Taxes $1,565.10

20231017-0081368

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

File No DH-23-5290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Steven Malloy	NEW OWNER	
(NAME)	(NAME)	
3201 Healy Drive		050-14-0-003 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we, **Zane C. Parry and Courtney N. Hooks, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Steven Malloy, unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 730 on the Plan of Parkwood Estates, Section 4, of record in Plat Book 3300, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Zane C. Parry, a single man, and Courtney N. Hooks, a single woman, tenants in common with right of survivorship by Warranty deed from Tameeka Southern and wife, Meghen Sanders of record in Instrument No. 20180320-0026263 Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 20, 2018 and Scriveners Affidavit recorded on April 30, 2018, of record in Instrument No. 20180430-0040361.

This is property more commonly known as 3201 Healy Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 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/our hand this 13th day of October, 2023.

Zane C Parry

Courtney N. Hooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October 2023, before me personally appeared Zane C. Parry and Courtney N. Hooks, 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.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024