PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2023.

Notary Public

COMMISSION EXPIRES: 1-5-25

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1064892 DEEDWARR
10/26/2023 10:39:07 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20231026-0083822

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc A. Mallendick Natalie M. Chappell	New Owners	141-05-0A-279-00
(NAME)	(NAME)	
509 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **we, George T. Wade and Anastasia K. Wade, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc A. Mallendick and unmarried man and Natalie M. Chappell, an unmarried woman as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN being Lot No.279 on the Plan of Avondale Park, Phase 2, Section 3B as shown on the plan of record in Instrument No. 20110208-0011099 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to George T. Wade and Anastasia K. Wade, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20121120-0106879, dated 11/16/2012 and recorded 11/20/2012, Register's Office Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of George T. Wade and Anastasia K. Wade, pursuant to the Power of Attorney recorded in Instrument No. 20231016-0081174 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 509 Wolfeboro Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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, successors 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, successors 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 our hands this 25th day of October, 2023.

George T. Wade
by Coleman R. Dixon, his Attorney-in-fact
George T. Wade
by Coleman R. Dixon, his Attorney-In-Fact

Anastasia K. Wade
by Coleman R. Dixon, her Attorney-in-Fact
Anastasia K. Wade
by Coleman R. Dixon, her Attorney-In-Fact

STATE OF TENNESSEE

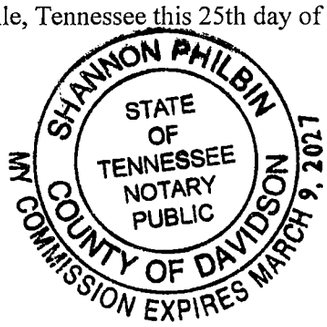
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named George T. Wade, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2023.

Notary Public

My Commission Expires:



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Anastasia K. Wade, being authorized to act on behalf of said person, he executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2023.

Notary Public

My Commission Expires:

