WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,100.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 01/03/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1088230 DEEDWARR
01/03/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.97
20240103-0000743

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4799

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cedar Ridge Associates Properties, LLC	**New Owner**	082-12-0-205.00
124 Mcferrin Avenue		
Nashville, TN 37206		

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,

Randy Lee Malesick, II, a married man

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

Cedar Ridge Associates Properties, LLC, a Tennessee Limited Liability Company

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 the Easterly 100 feet of Lot No. 53 on the Map of Neill S. Brown Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 50 feet on the Westerly side of McFerrin Avenue and runs back between parallel lines, with the Southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Lennard Howse and Crystal Howse, both unmarried by Warranty Deed from Herschel G. Robertson and wife, Catherine B. Robertson of record in Book 7336, page 790, Register's Office for Davidson County, Tennessee, dated August 21, 1987 and recorded on August 27, 1987.

Being the same property conveyed to Crystal Howse by Quitclaim Deed from Lennard K. Howse of record in Instrument No. 20030424-0055438 Register's Office for Davidson County, Tennessee, dated April 01, 2003 and recorded on April 24, 2003.

Being the same property conveyed to Randy Lee Malesick, II, a married man by Warranty Deed from Crystal Bryant and Travis Bryant, wife and husband of record in Instrument No. 20231120-0090180 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November 20, 2023.

The above discribed property is for invesntment purposes only and never having been the primary marital residence of the Grantor or the Grantors spouse.

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.

This is property known as 124 Mcferrin Avenue Nashville, TN 37206

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 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 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 on January 3, 2024}.

Randy Lee Malesick, II

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Randy Lee Malesick, II, 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, this January 3, 2024.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-4799

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 3, 2024.

J. Carlton Drumwright

January 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 3, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY