Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1097187 DEEDWARR
02/02/2024 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $2,590.00
20240202-0007363

Name and Address of New Owner:
Susan J. Mallett-Rodgers, Trustee of Susan J. Mallett-Rodgers Trust
1835 Newport Boulevard
Suite A109-363
Costa Mesa, CA 92627

Send Tax Bills To:
Susan J. Mallett-Rodgers, Trustee of Susan J. Mallett-Rodgers Trust
1835 Newport Boulevard
Suite A109-363
Costa Mesa, CA 92627

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-23-3560

Map & Parcel No: 061-08-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Devlin and Haley Devlin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Susan J. Mallett-Rodgers, Trustee of Susan J. Mallett-Rodgers Trust dated October 4, 1995, as amended,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1, Block 2 on the Plan of A.J. McGaughey's Haysboro Subdivision of record in Plat Book 547, Page (s) 15 and 16, 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 Blake Sennett, unmarried and Darby Davis, unmarried, joint tenants with rights of survivorship by Warranty Deed from Phillip W. Willis, his wife Beverly R. Willis of record in Instrument No. 20201016-0120916 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 16, 2020.

Being the same property conveyed to Albert Young and Alycia Young, husband and wife by Warranty Deed from Blake Sennett and Darby Davis, husband and wife of record in Instrument No. 20220228-0022075 Register's Office for Davidson County,

Tennessee, dated February 01, 2022 and recorded on February 28, 2022.

Being the same property conveyed to Brandon Devlin and Haley Devlin, husband and wife by Quitclaim Deed from Albert Young and Alycia Young, husband and wife of record in Instrument No. 20231220-0098011 Register's Office for Davidson County, Tennessee, dated December 18, 2023 and recorded on December 20, 2023.

Property most commonly known as: 4120 Brush Hill Road, Nashville, TN 37216

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

This conveyance is subject to the following: 1) Property taxes for the year 2024, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of January, 2024.

Brandon Devlin

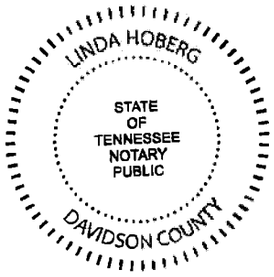
Haley J. Devlin

Haley Devlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2024, before me personally appeared Brandon Devlin and Haley Devlin, 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.

Witness ~~my~~ hand, at office, this 31st day of January, 2024.



Notary Signature
My commission expires: 3/9/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Makayla Wray
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of January, 2024.

D. Hardwick
Notary Signature
My commission expires:



Certificate of Authenticity

I, Dawnielle Hardwick, 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 31, 2024**.

Date

D Hardwick

Affiant Signature

February 2, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026