# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1101484 DEEDWARR<br>02/15/2024 02:23:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,757.50<br>20240215-0010642 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $475,000.00<br>Affiant<br><br>Subscribed and sworn to before me, this the 14th day of February, 2024.<br>Notary Public<br><br>My commission expires:<br>Sondra Mourgey Notary Public Maury County, State of Tennessee My Commission Expires January 22, 2025 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kara Rose Mallaro | Same as new owner | 091-06-0M-065.00-CO |
| 308 West Mill Drive | | |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SARAH OUDERKIRK NKA SARAH KILBORN AND BRADLEY KILBORN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARA ROSE MALLARO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 65 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplemented in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193 and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of record in Instrument No. 20141223-0117663 and amended in Instrument No. 20150424-0036748, and in Instrument No. 20150929-0098582, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Sarah Ouderkirk, an unmarried woman Bradley Kilborn, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Lauren Malachowski, a single woman, Steve Anthony Malachowski, a married man of record in Instrument No. 20200617-0063531 Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on June 17, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 308 West Mill Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2024.

**Sarah Ouderkirk NKA Sarah Kilborn**

**Bradley Kilborn**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sarah Ouderkirk NKA Sarah Kilborn and Bradley Kilborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Holly Lacy, 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 02/14/2024.

Date

Holly Lacy

Affiant Signature

02/14/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of February, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY