Karen Johnson Davidson County
Batch# 1112869 DEEDWARR
03/19/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.13
20240319-0019044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-5503-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Leah Lucius Malinowski, Elizabeth Laffitte Malinowski, and Jan Martin Malinowski	**New Owner**	
(NAME)	(NAME)	**103 07 0 055.00**
5503 Meadowcrest Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BLAKE WALLRICH AND IRENE WALLRICH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH LEAH LUCIUS MALINOWSKI, AN UNMARRIED PERSON, AND ELIZABETH LAFFITTE MALINOWSKI AND JAN MARTIN MALINOWSKI, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of SECTION ONE, RICHLAND MEADOWS, of record in Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Blake Wallrich and Irene Wallrich, Husband and Wife, by Warranty Deed from Mattie Louise Hartman, Unmarried, of record in Instrument No. 20170703-0066558, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

This conveyance is subject to:
*Taxes for the year 2024, a lien not yet due and payable.
*Plat of SECTION ONE, RICHLAND MEADOWS, as recorded in Plat Book 2083, Page(s) 40, said Register's Office.
*Protective Covenants recorded in Book 2152, Page 121, Addition to Protective Covenants recorded in Book 2195, Page 256, said Register's Office.
*Agreement as set forth in instrument recorded in Book 204, Page 369, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5503 Meadowcrest Lane, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th day of March, 2024.

Blake Wallrich

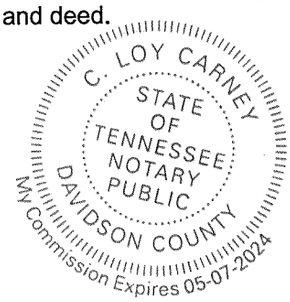
Irene Wallrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Blake Wallrich, 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 18th day of March, 2024.

Notary Signature
My commission expires:

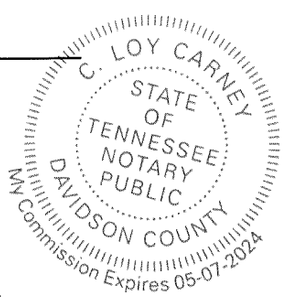


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Irene Wallrich, 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 18th day of March, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tammy Carney,** 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 this the 18th day of March, 2024.

Tammy Carney
Affiant Signature
Date 3/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027