Karen Johnson Davidson County
Batch# 1126718 DEEDWARR
04/24/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20240424-0029639

WARRANTY DEED

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AT-24-6384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 1/6/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Malinak and Dani Malinak	New Owners	
(NAME)	(NAME)	
3273 River Walk Drive	3273 River Walk Drive	075-08-0A-079.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, I/we, **Saran Rouse, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Malinak and Dani Malinak, husband and wife, as joint tenants**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being Unit No. 176, on the Condominium Plat, Brooke Castle, of record in Plat Book 6250, Page 627, as corrected in Book 6680, Page 905 and Book 6727, Page 762, and as established by Master Deed record in Deed 6519, Page 747, all in the register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Saran Rouse, unmarried woman by Warranty deed from Nicholas D. Cole, a single man of record in Instrument No. 20171215-0127807, Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 15, 2017.

This is property more commonly known as 176 Brooke Castle Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 23rd day of April, 2024.

Saran Rouse

Saran Rouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2024, before me personally appeared Saran Rouse, 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 23rd day of April, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25



Certificate of Authenticity

I, Kimberly Hollingshead, 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 04/23/2024.

Kimberly Hollingshead, Esq.

04/23/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2024.

Notary Signature

My Commission Expires: 10/27/25

Brad Krivensky
State of Tennessee Notary Public
Williamson County