Karen Johnson Davidson County Batch# 1130197 DEEDWARR 05/02/2024 02:52:30 PM 3 pgs Fees: $18.00 Taxes: $1,258.00 20240502-0032373	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $340,000.00 Affiant Subscribed and sworn to before me, this 2nd day of May 2024. Notary Public My commission expires: 03/01/2025

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER RUSSELL SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 612 Sue Dr Trust	**New Owner**	**16210010000**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Stanley Mayo Malone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 612 Sue Dr Trust

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 100, Plan of Brookview Estates, Section 2, of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stephen N Malone, Jr., by Deed from Jack R Kirk and wife, Peggy Jean Kirk, dated May 21, 1980, of record in Book 5604, Page 551, in the Register's Office for Davidson County, Tennessee. Stephen N.Malone, Jr. died intestate and unmarried on January 13, 2024, leaving Stanley Mayo Malone as his sole heir. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202405020032371, and Instrument No. 202405020032372, Register's Office of Davidson County, Tennessee.

Oath is hereby made that the subject property was never the sole primary residence of said Grantor, his spouse, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 612 Sue Dr, Nashville, TN 37013.

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 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.

Stanley Mayo Malone Date: 4/30/24

Stanley Mayo Malone

STATE OF Alabama

COUNTY OF Cullman

Personally appeared before me, a Notary Public of said County and State, Stanley Mayo Malone, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April, 2024.

Traci L. Johnson Notary Public Alabama State at Large

Traci L Johnson
NOTARY PUBLIC

My Commission Expires: 2.6.27

Traci C. Johnson

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/30/24 (date of document).

Jennifer Russell
Affiant Signature

5/2/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

