Karen Johnson Davidson County
Batch# 1139894 DEEDWARR
05/28/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20240528-0039495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38183

The actual consideration or value, whichever is greater, for this transfer is $304,900.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of May, 2024.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

(this space for recording info)

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 24-1030 DUPONT

ADDRESS NEW OWNER(S) AS FOLLOWS: Kenzie Dupont	SEND TAX BILLS TO: Old National Bank	MAP-PARCEL NUMBERS
(NAME) 149 Antler Ridge Circle	(NAME) 2002 Richard Jones Rd, Ste A300	122-01-0A-438.00-CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	
(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, **James P. Malandro and wife, Sandra J. Malandro,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenzie Dupont, unmarried person,** 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 Unit No. 27 of Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area of Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20000607-0056981, and Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the Original Declaration), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions tor Woodland Point Townhomes in Instrument 200207250089575, said Register's Office , further amended by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020904-0107261, said Register' s Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase X, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof and By-Laws appended thereto as Exhibit "B" appearing at Page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same property conveyed to James P. Malandro and wife, Sandra J. Malandro by Warranty Deed from Ole South Properties Inc of record in Instrument No. 20030730-0107071 Register's Office for Davidson County, Tennessee, dated July 25, 2003 and recorded on July 30, 2003.

DESIGNATED as Tax ID: 122-01-0A-438.00-CO

This is
unimproved ☐
improved ☒ property known as 149 Antler Ridge Circle, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this the 28th day of May, 2024.

James P. Malandro

Sandra J. Malandro

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **James P. Malandro and wife, Sandra J. Malandro**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 28th day of May, 2024.

Notary Public

My Commission Expires:

3/6/27



Tennessee Certification of Electronic Document

I, George Mudter, 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 5/28/24 (date of document).

Affiant Signature

5/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

