WARRANTY DEED

Karen Johnson Davidson County
Batch # 1155517 DEEDWARR
07/08/2024 02:01:08 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20240708-0051106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Robert R Malafronte and Margaret M Malafronte	**Same as New Owner's**	
(NAME)	(NAME)	**129-15-0A-054.00-CO**
21 Vaughns Gap Rd. #54		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **THE ESTATE OF STEPHEN L. JOLLEY A/K/A STEPHEN LENT JOLLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT R MALAFRONTE AND MARGARET M MALAFRONTE, HUSBAND AND WIFE,** 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:

Unit No. 54, of Belle Meade Highlands Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Stephen L. Jolley, unmarried by Warranty Deed from Brad Smythe, unmarried of record in Instrument No. 20080408-0035528 Register's Office for Davidson County, Tennessee, dated April 4, 2008 and recorded on April 8, 2008.

Said Stephen L. Jolley died intestate on 4/19/2023. His interest in the property having vested in Larry M. Jolley and Brenda J. Harvey as his sole surviving heirs at law. See Affidavit of Heirship of Record in Instrument Number 20240708 0051104 in the Registers Office for Davidson County, Tennessee.

Further, the decedent's estate having been determined unable to pay its debts without the sale of real property, the aforementioned heirs opened probate and petitioned the Court to bring the subject property into the estate to be sold by the administrator in order to satisfy the debts of the Estate.

L. Thomas Jolley hereby conveys the subject property in his capacity as Administrator of The Estate of Stephen L. Jolley; pursuant to "Order Approving Sale of Real Property" and "Agreed Order to Bring Real Property Into Estate To Be Sold By Administrator" in Docket No 23P959 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division. Said Order Approving Sale of Real Property having been also recorded in Instrument Number 20240708005110S in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands of record in Book 7091, Page 302, amended in Instrument 20080424-0042111, Successor Trustee in Instrument No. 20150520-0046371 and in Instrument No. 20150818-0083106 and further amended in Instrument Nos. 20220520-0058927 and 20220520-0058928, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7091, Page 351, amended in Instrument 20071025-0126213, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7102, Page 223, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11000, Page 273, in the Register's Office for Davidson County, Tennessee.

- Easements for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, page 710, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **21 Vaughns Gap Rd. #54, Nashville, Tennessee 37205**.

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 3rd DAY OF JULY, 2024.

The Estate of Stephen L. Jolley

BY: _____

L Thomas Jolley
Administrator

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L THOMAS JOLLEY, ADMINISTRATOR of the THE ESTATE OF STEPHEN L. JOLLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of July, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, JOHN GLEAVES do hereby make oath that I am 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 7/3/24.

Affiant Signature

07/05/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5TH day of JULY, 2024.

Notary's Signature

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)

