WARRANTY DEED

Karen Johnson Davidson County
Batch# 1159366 DEEDWARR
07/17/2024 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20240717-0053911

File #24-PA-0519-B

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: JUNE 24, 2026

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Tyler Steven Prieb and Melany Prieb	**New Owner**	
(NAME) 519 B Patterson St	(NAME)	**133 01 0 365.00**
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(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,

CAROLYN DEVON MALICK AND ZACHARY S. COLE, TRUSTEES OF THE COLE-MALICK FAMILY REVOCABLE LIVING TRUST DATED APRIL 11, 2023,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TYLER STEVEN PRIEB AND MELANY PRIEB,

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 1, as shown on the Map entitled Plat. 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, of record in Instrument No. 20170210-0014151, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachary S. Cole and Carolyn Devon Malick, Trustees, Cole-Malick Family Revocable Living Trust Agreement dated April 11, 2023, by Quitclaim Deed from Zachary Cole and Carolyn Devon Malick, husband and wife, of record in Instrument No. 20230417-0027651, in the Register's Office of Davidson County, Tennessee, dated April 11, 2023 and recorded on April 17, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 519 PATTERSON STREET, RE-SUBDIVISION OF A PORTION OF LOTS 69, 70 & 71 ON THE MAP OF PATTERSON SUB OF MAPLE HILL, as recorded in Instrument No. 20170210-0014151.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **519 B Patterson Street, Nashville, TN 37211**.

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 17th day of July, 2024.

The Cole-Malick Family Revocable Living Trust dated April 11, 2023

By: _____
Carolyn Devon Malick, Trustee

By: _____
Zachary S. Cole, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2024, before me personally appeared Carolyn Devon Malick and Zachary S. Cole, Trustees of The Cole-Malick Family Revocable Living Trust dated April 11, 2023, 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 17th day of July, 2024.

_____
Notary Signature
My commission expires:

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 17, 24 (date of document).

Jennifer L. Pennell

July 17, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

