Karen Johnson Davidson County
Batch# 1182486 DEEDWARR
09/17/2024 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.30
20240917-0071962

WARRANTY DEED

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AT-24-7598

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(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
Brett Thomas Malone and Natalie Callaway Henry	Primis Mortgage Company	
(NAME)	(NAME)	
484 Summit Oaks Drive	5535 Currituck Dr. Ste.120	128-16-0B-022.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Wilmington, NC 28403	
(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, **Sara M. Evers and Matthew B. Evers, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Thomas Malone and Natalie Callaway Henry, a married couple,** 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 in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Two, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20040112-0004661, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara Michaels, a Single Woman and Matthew Evers, a Single man, as tenants in common with right of survivorship by Warranty Deed from Michael Machak, Unmarried of record in Instrument No. 20170120-0006374 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 20, 2017. SEE ALSO: Scrivener' s Affidavit record in Instrument No. 20170214-0015230.

Being the same property conveyed to Sara M. Evers and Matthew B. Evers, Wife and Husband by Quitclaim Deed from Sara M. Evers (f/k/a Sara Michaels) and Matthew B. Evers a/k/a Matthew Evers, Wife and Husband of record in Instrument No. 20190924-0096853 Register's Office for Davidson County, Tennessee, dated September 16, 2019 and recorded on September 24, 2019.

This is property more commonly known as:
484 Summit Oaks Drive, Nashville, TN 37221.

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 16th day of September, 2024.

Sara M. Evers

Sara M. Evers

Matthew B. Evers

Matthew B. Evers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of September, 2024, before me personally appeared Sara M. Evers and Matthew B. Evers, 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 16th day of September, 2024.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/16/24.

Affiant Signature

9/17/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY