Name and Address of New Owner:
Mallery Tarrant
2040 Morrison Ridge Drive
Nashville, TN 37221

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1198776 DEEDWARR
10/30/2024 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20241030-0083658

Map & Parcel No: 143-01-0D-028-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly D. Costanza, Trustee of the Irrevocable Trust of Joan E. Nobles, dated June 8, 2022**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mallery Tarrant, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 28, on the plan of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, files as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200123-0008509 and Amendment Declarations of record in Instrument 202101040000013, Instrument 202101040000014 and Instrument 202101270012271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly D. Costanza, Trustee of the Irrevocable Trust of Joan E. Nobles, dated June 8, 2022 by Quitclaim Deed dated June 8, 2022 from Joan Elouise Nobles, recorded June 14, 2022 in Instrument No. 20220614-0067997 in the Register's Office.

Being the same property conveyed to Joan Elouise Nobles by deed from Haury and Smith Contractors, Inc., of record in Instrument No. 20220218-0019311, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2024.

Irrevocable Trust of Joan Elouis Nobles

By: _____ (SEAL)
Kelly D. Costanza, ~~Trustee~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2024, before me personally appeared Kelly D. Costanza, Trustee of Irrevocable Trust of Joan Elouis Nobles, 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 25th day of October, 2024.

_____
Notary Signature
My commission expires: 6/24/27

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of October, 2024.

Notary Public
My commission expires: 12/26/27
File No. 2024-7323-TS

Certificate of Authenticity

I, Elizabeth Yerger, 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 October 25, 2024.

Affiant Signature

October 29, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

29th day of October, 2024.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

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