Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240948973**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEZEN YILMAZ

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jeri Malone<br>104 Rolling Mill Road<br>Old Hickory TN 37138 | New Owner | Tax Parcel ID No.<br>054-09-0-036.00<br>054-09-001-900 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Lipscomb College now known as Lipscomb University, as to a life estate interest** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeri Malone, married**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled Section 1 Brandywine Farms, of record in Plat Book 3600, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Being the east part of Lot No. 11, Section I, Life & Casualty Insurance Company's Subdivision, of Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for said County as further described as follows. Beginning at the southeast corner of said Lot; thence along the south line, south 64 degrees 45' west 80 feet to a point in the east line of the property conveyed to U.S.A., by deed of record in Book 2149, Page 557, said Register's Office; thence with their east line, north 9 degrees east 187 feet more or less to a point in the northeast line of the lot; thence south 55 degrees 45' east 55.2 feet; thence south 3 degrees 03' east 86 feet to the beginning, containing .18 acres more or less.

Being the same property conveyed to James H. DeLay and wife, Grace DeLay, by deed from W. E. Stone and wife, Carolyn W. Stone, of record in Book 4056, page 223, dated August 16, 2066, said Register's Office.

James H. DeLay died a widower on or about November 27, 1986. His Last Will and Testament was filed in the Davidson County Probate Court, on December 11, 1986, under Case No. 79193. Said Will devised the subject property to LA - VON DONALDSON and JERI FERGUSON equally during their joint lives, and then during the life of the survivor, and following the death of the survivor, to David Lipscomb College. For further reference, see Executor's Quitclaim Deed of record in Book 7221, page 466, said Register's Office.

Annie LaVon Donaldson having since died on November 18, 2023.

Jeri Ferguson is now known as Jeri Malone.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 054-09-0-036.00.

Matters shown on the Plan of record in Plat Book 3600, pages 79 and 80, said Register's Office.

This is improved property located at 104 Rolling Mill Road Old Hickory TN 37138

Karen Johnson
Batch # 1200307
11/01/2024 10:46:09 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20241101-0084916

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 29th day of October, 2024.

Lipscomb University

By: Jeff Baughn, Senior Vice President for Finance and Technology

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Baughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President for Finance and Technology (or other officer authorized to execute the instrument) of Lipscomb University, the within named bargainor, and that he as such authorized Senior Vice President for Finance and Technology has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 29th day of October, 2024.

Notary Public

My Commission Expires: 3/8/28

