2024-1289-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1206647 DEEDWARR
11/19/2024 12:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20241119-0089710

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$495,000.00.**

Affiant

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 15th day of November, 2024

Notary Public

My Commission expires 8/3/26

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER.
Zivreen Ali	Ameris Bank	147-01-0-202
315 Gaywood Drive	1850 Parkway Place, Suite 400	
Nashville, TN 37211	Marietta, GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew Maloney and Ruobing Zhang, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zivreen Ali, a married woman, and Aziza Tayip, a unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot(s) 304, as shown on the map entitled Section Two, Caldwell Hall, of record in Plat Book 2900, page 96, 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 Matthew Gray Maloney and David M. Maloney by Warranty Deed from Christopher M. Mason and Bethany L. Mason, husband and wife, of record in Instrument Number 20171004-0101732, Register's Office for Davidson County, Tennessee. Further conveyed to Matthew Maloney and Ruobing Zhang, husband and wife, by Quitclaim Deed from Matthew Gray Maloney and David M. Maloney, of record in Instrument Number 20210405-0043553, said Register's Office.

This is improved property known as: **315 Gaywood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 15th day of November, 2024.

Matthew Maloney
Matthew Maloney
David Maloney, Attorney-In-Fact
by David Maloney, his Attorney-In-Fact

Ruobing Zhang
Ruobing Zhang
David Maloney, Attorney-In-Fact
by David Maloney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **David Maloney**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Matthew Maloney and Ruobing Zhang**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Matthew Maloney and Ruobing Zhang**, the bargainor(s), by the said **David Maloney**, as Attorney-in-Fact.

WITNESS my hand and seal, this 15th day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **11/15/2024** (date of document).

Affiant Signature
Date **11/15/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **15** day of **November**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202411190089710