Karen Johnson Davidson County
Batch# 1207250 DEEDWARR
11/20/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241120-0090609

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Rose Lewis and Calvin Mai	Cadence Bank Mortgage	
(NAME) 309 E Marthona Road	(NAME) 2778 West Jackson Street, Bldg. C - 2nd Floor	042 15 0 078.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Tupelo MS 38801	
(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, WE, **PHILIP LANDI AND TAYLOR HIGGINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELINDA ROSE LEWIS, A SINGLE WOMAN, AND CALVIN MAI, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot Nos. 49 to 52 all-inclusive of Block "A" on the map of MARTHONNA, a subdivision by Cumberland Development Company of the Ezell Farm, not of record, and described according to an unrecorded copy of a survey thereof made in December, 1937, by J.A. Mafford, Surveyor, as follows:

Beginning at a point in the Easterly margin of East Marthona Road, formerly Ezell Road East, 1129.9 feet South of the Southerly margin of Old Hickory Boulevard, being the common corner of Lots Nos 48 and 49; thence with the line between said lots Easterly 418.9 feet to a point; thence South 1 degree, 52 feet West 100 feet to the common corner of Lots Nos 52 and 53; thence with the line between said lots Westerly 420.4 feet to the Easterly margin of Ezell Road East; thence with the margin of the same North 2 degrees 58 feet East 100 feet to the point of beginning.

Being the same property conveyed to Thomas D. Malin, Jr., a single man, by Warranty Deed from Wayne A. Jones, Jr. and Misty S. Jones, husband and wife, of record in Instrument No. 20040211-0016700, in the Register's Office of Davidson County, Tennessee, dated February 04, 2004 and recorded on February 11, 2004.

Being the same property conveyed to Philip Landi and Taylor Higgins, husband and wife, by Warranty Deed from Thomas D. Malin, Jr. and wife Christy Michelle Malin, of record in Instrument No. 20221201-0125725, in the Register's Office of Davidson County, Tennessee, dated November 28, 2022 and recorded on December 01, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 309 E Marthona Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 7th day of November, 2024

PHILIP LANDI

TAYLOR HIGGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Landi and Taylor Higgins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2024.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:

Notary Public

My Commission Expires 10/4/27

MO2024-1244

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 7. 2024.

Affiant Signature

19th day of November, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028