Karen Johnson Davidson County
Batch # 1215503 DEEDWARR
12/12/2024 10 45 28 AM 3 pgs
Fees $18 00 Taxes $647 50
20241212-0096551

This instrument was prepared by:
Foreman Watson Land Title, LLC
604 Three Springs Road
Bowling Green, KY 42104
BG-24-2381T

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $175,000.00.

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 7-28-2025

Sworn to and subscribed before me this 9th day of December, 2024.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Frank Homme, et ux 300 Kirby Hill Road Ashland City, TN 37015	NEW OWNER	046-00-0-093.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dale Malleck, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank Homme and Carrie Homme, husband and wife,** hereinafter called the Grantees, their heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Being Tract No. 14 of the Dawson property, and more particularly described as follows: Beginning at an I.P and M.F.P. in a new pile of rocks in the center of a creek where the Creek crosses the South line of the Harris A. Gilbert property, as shown of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence with Gilbert's South line. North 88 degrees 04 minutes 57 seconds East 550.00 feet to an iron pin, an interior corner of Gilbert; thence with Gilbert's Line, South 4 degrees 04 minutes 10 seconds West 541.10 feet to an I.P. and M.F.P. in a pile of stones in an old fence row; thence South 01 degrees 49 minutes 19 seconds West passing through an I.P. and M.F.P. 95 feet from the centerline of a 50 foot ingress and egress Easement, in all 608.29 feet to a point in the centerline of said easement; thence with the centerline of said easement, North 12 degrees 59 minutes 40 seconds West 89.97 feet; North 28 degrees 00 minutes 06 seconds West 129.83 feet; North 52 degrees 06 minutes 57 seconds West 103.27 feet; North 75 degrees 40 minutes 23 seconds West 134.02 feet; and South 82 degrees 38 minutes 19 seconds West 138.20 feet; thence North 4 degrees 12 minutes 18 seconds West passing through

an I.P. and M.F.P. offset at 25 feet, in all 850.44 feet to the beginning, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.

Being the same property conveyed to Dale Malleck by Warranty Deed from Johnny Frye of record in Instrument No. 20001211-0122032 Register's Office for Davidson County, Tennessee, dated November 30, 2000 and recorded on December 11, 2000.

This is improved property known as **300 Kirby Hill Road, Ashland City, TN 37015.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 29th day of November, 2024.

Dale Malleck

Dale Malleck

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Dale Malleck**, the within named bargainor, 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, at office, this 29th day of November, 2024.

Nancy M Metallo

Notary Public Nancy M Metallo
My commission expires: 05/21/2028

NANCY M METALLO
Notary Public - State of Florida
Commission # HH 499102
Expires on May 21, 2028

Produced Identification: DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

DECLARATION OF AUTHENTICITY OF PRINTED/TANGIBLE COPY OF ELECTRONIC RECORD

State/Commonwealth of Tennessee)
)
County of Davidson)

I, a commissioned Notary Public, declare as follows:

The attached document, Deed (insert document title), dated 11/29/24 and containing 8 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made under penalty or perjury.

Signed this 29th day of November, 2024.

Signature: Katie Lee Rice

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Name of Notary Public: _____

Notary Commission Number: _____

My Commission Expires: _____

Notarized online using audio-video communication

(Seal)