THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350387**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2025. Notary Public My Commission Expires: 7/26/2025

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1257122 DEEDWARR
04/07/2025 01:09:30 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20250407-0026205

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MT Post 2105 Casterline Ct Franklin, TN 37069	New Owner	Tax Parcel ID No. 133 07 0 234.00

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, **James Roy Malone, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M.T. Post**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 44 on the Plan of PARMA HEIGHTS SUBDIVISION, of record in Plat Book 2133, Page 23, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 44 fronts 60 feet on the Northerly side of Woodson Lane and extends back between parallel lines 169.69 feet on the East side and 168.66 feet on the West side to a rear line measuring 60 feet more or less.

Being the same property conveyed to James Roy Malone, unmarried, by Quit Claim Deed from James Roy Malone, of record in Instrument No. 20220621-0070186, in the Register's Office of Davidson County, Tennessee, dated June 09, 2022 and recorded on June 21, 2022.

Being the same property conveyed to Betty Ruth J. Malone, by Quit Claim Deed from James Roy Malone, of record in Instrument No. 20140117-0004853, in the Register's Office of Davidson County, Tennessee, dated January 13, 2014 and recorded on January 17, 2014. The said Betty Ruth J. Malone died, testate, devising subject property to James Roy Malone. See Probate Case 22P-421, Davidson County Probate Court.

Being the same property conveyed to Betty Ruth J. Malone, as to a ninety-nine percent undivided interest and James Roy Malone, as to a one percent undivided interest, together as joint tenants with right of survivorship by Quit Claim Deed from Jennifer L. Johnson, Trustee, of record in Instrument No. 20080919-0095489, in the Register's Office of Davidson County, Tennessee, dated September 17, 2008 and recorded on September 19, 2008.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Parma Heights, as recorded in Plat Book 2133, Page(s) 23.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2104, Page 614.

This is improved property located at 176 Woodson Lane Nashville TN 37211

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 7th day of April, 2025.

James Roy Malone

James Roy Malone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Roy Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2025.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

I Lisa Allard, 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 April 7, 2025.

Lisa Allard April 7, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 7, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY