Karen Johnson Davidson County
Batch# 1277487 DEEDWARR
05/27/2025 10:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,587.30
20250527-0041303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No. EY-25-9688

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Malgieri	New Owner	
(NAME)	(NAME)	
2246 Maplecrest Drive		084-11-0-058.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **Taylor Reece Jordan and Hannah Nicole Velte Jordan, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael T. Malgieri, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 270 on the map of Maplecrest Subdivision, of record in Book 1835, page 27 and 28. Said Lot No. 270 fronts 75 feet on the North side of Maplecrest Drive and runs back 150 feet on the East line and 149.9 feet on the West line to a dead line in the rear measuring 75 feet thereon, and is more particularly described as follows:

Said Lot No. 270 begins at a point in the Northerly margin of Maplecrest Drive, 180 feet Westerly from a monument at the beginning of a curve in the Northwesterly intersecting comer of Maplecrest Drive and Dennywood Drive; thence Northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lots 269, 270, 302 and 303; thence Westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the Northwesterly corner of the lot herein described, and the Northeasterly corner of Lot 271; thence Southwardly with line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence Eastwardly with the margin of said drive 75 feet to the point of beginning.

Being the same property conveyed to Taylor Reece Jordan and Hannah Nicole Velte Jordan, husband and wife by Warranty Deed from David Menjivar, married of record in Instrument No. 20240605-0041957 Register's Office for Davidson County, Tennessee, dated June 03, 2024 and recorded on June 05, 2024.

This is property more commonly known as 2246 Maplecrest Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 22nd day of May, 2025.

Taylor Reece Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2025, before me personally appeared Taylor Reece Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Hannah Nicole Velte Jordan

STATE OF COLORADO
COUNTY OF Jefferson

On this 20th day of May, 2025, before me personally appeared Hannah Nicole Velte Jordan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2025.

Notary Signature
My commission expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Certificate of Authenticity

I, Amanda Maynor, 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

May 22, 2025.

Date

Affiant Signature

May 27, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON