Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$760,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16th** DAY OF **JUNE, 2025**

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson
Batch # 1285606
06/18/2025 10 17 30 AM
Fees $13 00 Taxes $2,812 00

Davidson County
DEEDWARR
2 pgs

20250618-0047966

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Benjamin J. Titmus	New Owner	171-08-0A-091 00-CO
(NAME)	(NAME)	
5512 Cottonport Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kyle R. Mallory and Laura M. Mallory, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin J. Titmus**, **unmarried,** hereinafter called the GRANTEE(S), his/her/their 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 91 on the Plan of Subdivision Plat of Cottonport Plantation, Phase 1, of record in Plat Book 6900, Page(s) 529 and 530, and amended in Book 7627, Page 344, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Kyle R Mallory and wife, Laura M Mallory, husband and wife by Warranty Deed from Lloyd J Galicki, unmarried, dated 03/23/2015, of record in Instrument No 20150325-0025512, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 5512 Cottonport Drive, Brentwood, TN 37027
(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 GRANTEE(S), his/her/their assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 16th day of June, 2025.

Kyle R. Mallory

Laura M. Mallory

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 **Kyle R. Mallory and Laura M. Mallory**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/**they** executed the within instrument for the purposes therein contained

Witness my hand and Official seal this **16th day of July, 2025.**

Notary Public
My Commission Expires 5/8/29

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN