Karen Johnson Davidson County
Batch# 1290462 DEEDWARR
06/26/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20250626-0050377

When recorded return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Mallue and Francine Mallue, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Marangos, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Final Plat of Brookview Forest, Phase I of record in Plat at Instrument No. 20030716-0099526, 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 Scott Mallue and Francine Mallue, husband and wife by Warranty Deed from Brandon Mayberry, a single man of record in Instrument No. 20190930-0099554 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on September 30, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3021 Brookview Forest Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gregory Marangos **3021 Brookview Forest Drive** **Nashville, TN 37211**	**New Owner** **3021 Brookview Forest Drive** **Nashville, TN 37211**	**180-04-0B-034.00**

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2025.

Scott Mallue

Francine Mallue

Scott Mallue **Francine Mallue**

State of Tennessee)
County of Davidson)

On this 23rd day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott Mallue and Francine Mallue, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 695,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of June, 2025.

Notary Public

My Commission Expires: _____

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Certificate of Authenticity

I, Pam Autry, 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 **June 23, 2025**.

Date

Affiant Signature

June 23, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)