THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17067-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 596,800.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2025 Notary Public MY COMMISSION EXPIRES: 9-7-2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1295795 DEEDWARR
07/10/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,208.16
20250710-0054401

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Alperin	NEW OWNER	
6716 Autumnwood Drive		155-08-0C-097.00-CO
Nashville, TN 37221		
(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, WE, **Carolyn A. Mallard, Trustee of the Gary Mallard and Carolyn A. Mallard Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judith Tracy Alperin, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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. 97, on the Plan of Poplar Creek Estates, Phase Two (2), a Planned Unit Development, of record in Plat Book 6900, Page 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Included in this description but specifically excluded is that portion conveyed in Book 9205, Page 117, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carolyn A. Mallard and Gary Mallard, wife and husband by Warranty Deed from Brenda H. Thompson-Bebout and husband, Scott E. Bebout of record in Book 11079, page 199, Register's Office for Davidson County, Tennessee, dated August 14, 1998 and recorded on August 24, 1998.

Being the same property conveyed to Gary Mallard and Carolyn A. Mallard, Co-Trustees of the Gary Mallard and Carolyn A. Mallard Trust by Quitclaim Deed from Carolyn A. Mallard and Gary Mallard of record in Instrument No. 20151222-0128368 Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on December 22, 2015.

The said Gary Mallard having since passed on May 2, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6716 Autumnwood Drive, Nashville, TN 37221**

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 our hands this the 10th day of July, 2025.

Carolyn A. Mallard, Trustee of the Gary Mallard and Carolyn A. Mallard Trust

BY: Carolyn A. Mallard Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn A. Mallard, Trustee of the Gary Mallard and Carolyn A. Mallard Trust,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 7-10-2025 (date of document).

Affiant Signature

Date 7-10-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER