Karen Johnson Davidson County
Batch# 1305661 DEEDWARR
08/04/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250804-0061351

#38789

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2611

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public
My Commission Expires: 7/7/2027

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 07, 2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
David C. Malone, Janice W. Malone, and Tanner M. Provencher	Liberty Federal Credit Union	043-10-0-089.00
209 Becklea Drive	4401 Theater Dr.	
Nashville, TN 37115	Evansville, IN 47715	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lever Realty, LLC, a South Carolina Limited Liability Company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David C. Malone, married; Janice W. Malone, married; and Tanner M. Provencher, unmarried,** all as joint tenants with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Madison Park, Section 8, as of record in Book 4300, Page 117, Register's Office tor said County. Said Lot No. 248 fronts 65 feet on the South side of Becklea Drive and runs back 140.2 feet on the east line and 140.0 feet on the West line to a deadline in the rear, on which it measures 65 feet.

Being the same property conveyed to Lever Realty, LLC, a South Carolina limited liability company, by Warranty Deed from Sandra C. Rush, Administrator, dated March 20, 2025, and recorded on March 31, 2025, of record in Instrument No. 202503310023904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 209 Becklea Drive, Nashville, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of July, 2025.

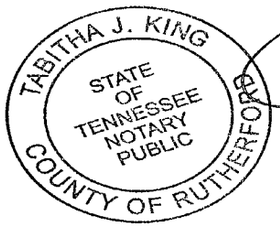
Lever Realty, LLC, a South Carolina Limited Liability Company

By: _____
Timothy M. Lever, Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Timothy M. Lever, Member of Lever Realty, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Lever Realty, LLC, the within named bargainor, a Limited Liability Company, and that Timothy M. Lever, Member of Lever Realty, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and official seal at city of Murfreesboro, TN, this 31st day of July, 2025.



_____
Notary Public at Large
My Commission Expires: 12/2/28

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 31, 2025 (date of document).

Affiant Signature

July 31, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029