2025, 0804dc

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $349,900.00. Affiant Sworn to and subscribed before me this 14th day of July, 2025. Notary Public My Commission Expires: 4/22/26
Karen Johnson Davidson County Batch# 1306112 DEEDWARR 08/05/2025 11:09:30 AM 3 pgs Fees: $18.00 Taxes: $1,294.63 20250805-0062073	
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mallory E. Wylie 4030 Lafayette Ave Old Hickory, TN 37138	New Owner(s)	063-08-0-254.00

THIS GENERAL WARRANTY DEED is made and effective as of the 14th day of July, 2025 (the "***Effective Date***"), by and between:

ZACHARY DEBORD, AN UNMARRIED MAN AND CECILIA ROBERTS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("***Grantor***"); and

MALLORY E. WYLIE, A SINGLE PERSON ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Old Hickory, Davidson County, Tennessee, being Lot No. 19 of Block "B-1", on the Plan of Hadley Bend City, as of record in book 421, Page 120, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary DeBord, an unmarried man, and Cecilia Roberts, an unmarried woman, as Tenants in Common with Rights of Survivorship by Warranty Deed from The Twin Team, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20230508-0033815 Register's Office for Davidson County, Tennessee, dated May 04, 2023 and recorded on May 08, 2023.

This is improved property commonly known as 4030 Lafayette Ave, Old Hickory, TN 37138.

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all

general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Zachary DeBord

Cecilia Roberts

STATE OF KENTUCKY)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, ZACHARY DEBORD and CECILIA ROBERTS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2025.

Janice C. Green
Notary Public, ID KYNP82384
State at Large, Kentucky
My Commission Expires on Dec. 21, 2027

Notary Public

My Commission Expires: 12/21/2027

202508050062073

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 7/14/25 (date of document).

Affiant Signature

8/5/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON