Karen Johnson Davidson County
Batch # 1441936 DEEDWARR
07/02/2026 03:52:13 PM 2 pgs
Fees: $13.00 Taxes: $6,286.30
20260702-0060083

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

File No. KS-26-2685

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Malloy and Elizabeth Malloy	Planters Bank	
(NAME)	(NAME)	
4633 Tara Drive	1312 South Main	131-14-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Hopkinsville, KY 42240	
(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, I/we, **Laurence Branch Howard IV and Allyson N. Howard, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey R. Malloy and Elizabeth B. Malloy, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 246 on the Plan of Section Two, Tynewood Estates of record in Plat Book 2900, Page 89 and 90, 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 Laurence Branch Howard IV and Allyson N. Howard, husband and wife by Warranty Deed from Charles Paul Dugger and wife, Heidi D Dugger of record in Instrument No. 20190822-0084366 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 22, 2019.

This is property more commonly known as 4633 Tara Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of June, 2026.

Laurence Branch Howard, IV

Laurence Branch Howard, IV

Allyson N. Howard

Allyson N. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2026, before me personally appeared Laurence Branch Howard, IV and Allyson N. Howard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of June, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY