THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36909-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2022. Notary Public My Commission Expires:

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Monique Yvonne-Stevens and Paul Daniel Stevens 2705 Acklen Avenue Nashville, TN 37212	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 10411006800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Malone and Caroline Malone, husband and wife**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Monique Yvonne Moret-Stevens and Paul Daniel Stevens, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2705 Acklen Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 816867 DEEDWARR
03/07/2022 01:15:50 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50

20220307-0025736

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of March, 2022.

George Malone

Caroline Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Malone and Caroline Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Stokes and Marshall's Subdivision, of record in Book 332, page 106, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the southerly side of Acklen Avenue, formerly Marshall Street, and runs back between parallel lines 163 feet more or less to an alley.

Being the same property conveyed to George Malone and Caroline Malone, husband and wife, by deed dated February 21, 2020 from Cody Ray Goodwin, unmarried and Mary Ellen Irene Koran, husband and wife, of record in Instrument No. 20200226-0021469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 106, Register's Office for Davidson County, Tennessee.