AFTER RECORDING RETURN TO:
Logan H. Malone
521 Stevenson Street
Nashville, TN 37209
File No. 01-23022332

Karen Johnson Davidson County
Batch# 1064568 DEEDWARRSP
10/24/2023 04:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231024-0083409

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 091-13-0-115

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $0.00

SPECIAL WARRANTY DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS DEED made and entered into on this 13thday of September, 2023, by and between **Paul J. Malone, an unmarried man,** residing at 521 Stevenson Street, Nashville, TN 37209, and **Logan H. Malone, an unmarried woman,** residing at 518 South 10th Street, Nashville, TN 37206, **who acquired title as husband and wife, as tenants by the entirety,** hereinafter referred to as Grantor(s) and **Paul J. Malone,** residing at 521 Stevenson Street, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of , cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 521 Stevenson Street, Nashville, TN 37209

Prior instrument reference: Document Number: 20161004-0104611, Recorded: 10/04/2016

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13th day of September, 20 23.

Paul J. Malone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Paul J. Malone**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 13th day of September, 20 23.

Notary Public

My Commission expires: January 16, 2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13th day of September, 20 23.

Logan Malone

Logan H. Malone

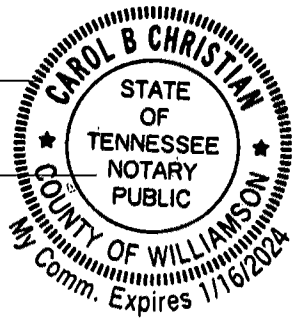
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Logan H. Malone**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 13th day of September, 20 23.

Notary Public

My Commission expires: 1/16/2024



VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $257,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Paul J. Malone

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 13 **day of** September, **2023**

Notary Public
My Commission Expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Name and address for person(s) responsible for taxes:

Logan H. Malone
521 Stevenson Street
Nashville, TN 37209

Name and address of property owner:

Logan H. Malone
521 Stevenson Street
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON AND STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 AND THE SOUTHERLY PORTION OF LOT NO. 157 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 156 AND PART OF LOT NO. 157 FRONT TOGETHER 56 FEET ON THE WESTERLY SIDE OF NALL, FORMERLY STEVENSON AVENUE, AND EXTEND BACK BETWEEN LINES 170 FEET ON THE SOUTHERLY LINE AND 175 FEET ON THE NORTHERLY LINE TO AN ALLEY, MEASURING 82 FEET THEREON.

PARCEL ID NUMBER:091-13-0-115

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED
GRANTOR: PAUL J. MALONE AND LOGAN H. MALONE FORMERLY KNOWN AS LOGAN H. FRANKS, HUSBAND AND WIFE
GRANTEE: PAUL J. MALONE AND LOGAN H. MALONE HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY
DATED: 08/23/2016
RECORDED: 10/04/2016
DOC#/DEED-PAGE: 20161004-0104611 /NA

PROPERTY COMMONLY KNOWN AS: 521 STEVENSON STREET, NASHVILLE, TN 37209

Certificate of Authenticity

I, Tina Goodwin, 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 9-14-2023.

Date

Tina Goodwin

Affiant Signature

10-24-2023

Date

State of Ohio

County of Summit

Sworn to and subscribed before me this 24th day of October, 2023.

Randy Bish

Notary's Signature

RANDY BISH
Notary Public
State of Ohio
My Comm. Expires
January 24, 2026

My Commission Expires: 1/24/26

Date

Notary's Seal (if on paper)