Name and Address of New Owner:
Nicholas R. Malone and Hannah E J Malone
2424 Melbourne Drive
Nashville, TN 37214

Send Tax Bills To:
Nicholas R. Malone and Hannah E J Malone

NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1077702 DEEDWARR
12/04/2023 10:10:43 AM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20231204-0093217

Map & Parcel No: 073-07-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John H. Apple, Jr, and James Thomas Apple, heirs at law of Dorothy Elizabeth Apple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Ryan Malone, and Hannah Elizabeth Jayne Malone, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 298, Map of Sunset View Subdivision, Section Four, of record in Book 2854, Page 63 in the Register's Office.

Said Lot No. 298 fronts 100 feet on the northerly side of Melbourne Drive and extends back between lines 250 feet on the east line and 227.1 feet on the west line to a dead line in the rear, measuring 118.87 feet thereon.

Being the same property Dorothy E. Apple, unmarried, by Warranty Deed dated March 1, 1978 from Joseph Cierco Miller and wife, Frances E. Miller, recorded May 2, 1978 in Book 5258, Page 575 in the Register's Office. Said Dorothy E. Apple died on July 26, 2023, conveying property to John H. Apple Jr. and James Thomas Apple, being her sole heirs, in Affidavit of Heirship recorded 20230829-0067791 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2023.

John H. Apple, Jr. (SEAL)
John H. Apple, Jr.

GRAY

STATE OF ~~ILLINOIS~~ Virginia
COUNTY OF Hanover

On this 15th day of November, 2023, before me personally appeared John H. Apple, Jr., 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 15th day of November, 2023.

Notary Signature
My commission expires: 08/31/2026

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Andrew Ray Yon

REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

James Thomas Apple (SEAL)

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 15th day of November, 2023, before me personally appeared James Thomas Apple, 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 15th day of November, 2023.

Notary Signature
My commission expires: 10/4/2027

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

AFFIDAVIT OF VALUE

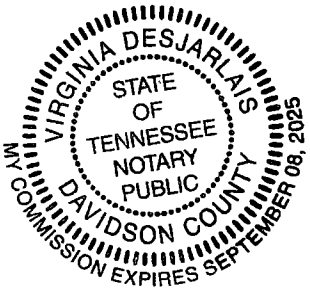
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katie Bradley
(Affiant)

Sworn to and subscribed before me this
15th day of November, 2023.

VIRGINIA DESJARLAIS
Notary Public
My commission expires:
File No. 2023-6466-TS



CERTIFICATION

I, Tammy Shattuck, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to
law.

Tammy Shattuck

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Tammy Shattuck who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES: _____
Notary's Seal (If on paper)

