Karen Johnson Davidson County
Batch# 1169121 DEEDWARR
08/14/2024 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20240814-0062023

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $640,000.00.

Affiant

Subscribed and sworn before me this the 7th day of August, 2024.

Notary Public
My commission expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amy Karen Ballou (BH) ~~606 Rudolph Ave~~ ~~Nashville, TN 37206~~ 1426 Gartland Avenue Nashville, TN 37206	Pinnacle Bank 150 3rd Ave. South #1000 Nashville, TN 37201	083-06-0 333.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE ROBERT J. MALONE LIVING TRUST DATED AUGUST 15, 2002, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMY KAREN BALLOU, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 46 feet of Lot No. 10 on the Plan of Map of George Shields East End Subdivision of record in Plat Book 57, Page 112, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 10 front 46 feet on the Westerly margin of Rudolph Avenue and extends back between parallel lines 147 1/2 feet to an alley.

Being the same property conveyed to The Robert J. Malone Living Trust dated August 15, 2002, by deed dated 12/14/2015, from Christine E. Hastings, unmarried and Vita Dennis, unmarried, of record in Instrument No. 20151217-0126977, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 606 Rudolph Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of August, 2024.

The Robert J. Malone Living Trust dated August 15, 2002

BY: _____
Robert J. Malone, Trustee

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Malone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the The Robert J. Malone Living Trust dated August 15, 2002, by the said Robert J. Malone as such Trustee.

Witness my hand and official seal this 7th day of August, 2024.

See Attached
(Ack / Jurat)

My commission expires:

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 08/07/2024 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared ROBERT J. MALONE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Signature _____ **(Seal)**

WARRANTY DEED

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 7, 2024**.

Affiant Signature

August 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25