Karen Johnson Davidson County
Batch# 1176389 DEEDWARR
09/03/2024 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $9,805.00
20240903-0067683

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38322	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me this 3rd day of September, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George and Caroline Malone 3718 Wimbledon Road Nashville, TN 37215	New Owner	Map and Parcel No.: 11608019300

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, Gayle I. Malone, Jr. and Margaret Elizabeth Malone, husband and wife, (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to George Malone and Caroline Malone, husband and wife ("Grantee"), its 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 3718 Wimbledon Road, Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of September, 2024.

Gayle I. Malone, Jr.

Margaret Elizabeth Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gayle I. Malone, Jr. and Margaret Elizabeth 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 3rd day of September, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Gayle Malone Subdivision, as of record in Plat Book 9700, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gayle Malone, Jr., and Margaret Elizabeth Malone, husband and wife, by deed, from Gayle I. Malone, Jr. and Margaret Elizabeth Malone, Trustees of the 3718 Wimbledon Road Community Property Trust, of record in Instrument No. _202409030067682_, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 9700, page 422, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3347, page 390; Book 3347, page 386; and Book 3883, page 655, Register's Office for Davidson County, Tennessee.
4. Landscape Agreement of record in Book 10467, page 809, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/3/24 (date of document).

Affiant Signature

9/3/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

