THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38369	The actual consideration or value, whichever is greater, for this transfer is: $1,989,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2024. Notary Public My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elisa Shea Vazzana and Matthew Thomas Gabriel 3621 Westbrook Avenue Nashville, TN 37205	Legacy Home Loans dba Steadfast Mortgage 2 Cadillac Dr. Brentwood TN 37027	Map and Parcel No.: 10405023900

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, CAROLINE MALONE and GEORGE EDWARD MALONE, WIFE AND HUSBAND ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ELISA SHEA VAZZANA, AN UNMARRIED WOMAN, AND MATTHEW THOMAS GABRIEL, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 3621 Westbrook Avenue, Nashville, TN 37205.

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.

Karen Johnson Davidson County
Batch# 1212024 DEEDWARR
12/03/2024 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $7,359.30
20241203-0093864
20241203-0093864

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of December, 2024.

Caroline Malone

George Edward Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Malone and George Edward 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 2nd day of December, 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. 472 on the Plan of Map of Richland Realty Company's Division "C" of record in Plat Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caroline Malone and George Edward Malone, wife and husband, by deed dated January 11, 20222 from David Wells and Meredith Wells, husband and wife, of record in Instrument No. 20220118-0006813, 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 paid at closing.
2. All matters appearing on the Plan of record as Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 422, page 103, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/2/24.

Affiant Signature

12/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY