WARRANTY DEED

Karen Johnson Davidson County
Batch # 1307403 DEEDWARR
08/11/2025 02:37:19 PM 2 pgs
Fees: $13.00 Taxes: $1,546.60
20250811-0063803

File No. KS-25-10613

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MB Clary Family Trust dated July 7, 2023	Same as new owner	
(NAME)	(NAME)	091-13-0-115.00
11651 Tierra Del Sur		
(ADDRESS)	(ADDRESS)	
San Diego, CA 92130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Paul J. Malone, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Clary and Monica Taeubel-Clary, Trustees of MB Clary Family Trust dated July 7, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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.

Being the same property conveyed to Paul J. Malone and Logan H. Franks, husband and wife by Warranty Deed from Maria Teresa Vasquez-Jenkins, a married person of record in Instrument No. 20150702-0064485 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 02, 2015.

Being the same property conveyed to Paul J. Malone and Logan H. Malone, husband and wife, as tenants by the entirety by Quitclaim Deed from Paul J. Malone and Logan H. Malone formerly known as Logan H. Franks, husband and wife of record in Instrument No. 20161004-0104611 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on October 04, 2016.

Being the same property conveyed to Paul J. Malone by Special Warranty Deed from Paul J. Malone, an unmarried man and Logan H. Malone, an unmarried woman, who acquired title as husband and wife, as tenants by the entirety of record in Instrument No. 20231024-0083409 Register's Office for Davidson County, Tennessee, dated September 13, 2023 and recorded on October 24, 2023.

This is property more commonly known as 521 Stevenson Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 7th day of August, 2025.

Paul J. Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2025, before me personally appeared Paul J. Malone, 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 7th day of August, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BMR-25521