Karen Johnson Davidson County
Batch# 1332573 DEEDWARR
10/10/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251010-0081137

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952208**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2025. Notary Public My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address New Owner: Logan Malone 3853 Northbrook Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 06 0 103.00

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, **Jenna E. Clark, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Malone, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Plat of NORTHBROOK SUBDIVISION, PHASE TWO of record in Plat Book 9700, Page 769, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenna E. Clark, single, by Quitclaim Deed from Jenna E. Clark, single and Mary Anne Clark, married, of record in Instrument No. 20210616-0081372, in the Register's Office of Davidson County, Tennessee, dated June 8, 2021, and recorded on June 16, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTHBROOK SUBDIVISION, PHASE TWO, as recorded in Plat Book 9700, Page(s) 769. Declaration of Covenants, Conditions and Restrictions recorded in Book 10373, Page 339.

Easement for the flow of the waters of North Fork Ewing Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the North Fork Ewing Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of North Fork Ewing Creek.

This is improved property located at 3853 Northbrook Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of October, 2025.

Jenna E. Clark

Jenna E. Clark

STATE OF New York
COUNTY OF Saratoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jenna E. Clark, 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 8th day of October, 2025.

Catherine Purdum

Notary Public
My Commission Expires: 4/22/29

CATHERINE PURDUM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PU0036416
Qualified in Montgomery County
My Commission Expires 04/22/2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **October 8, 2025**.

Date

Alli P

Affiant Signature

10/10/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County