THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153140** Karen Johnson Davidson County Batch # 1374662 DEEDWARR 02/02/2026 11:05:05 AM 2 pgs Fees: $13.00 Taxes: $7,770.00 20260202-0006921	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner: Matthew Logan and Mary Gray Stolz 107 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 08 0 123.00

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, **Evan E. Malone and Leigh R. Malone, Co-Trustees of the Malone Community Property Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Logan and Mary Gray Stolz, husband and wife**, ("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. 19, Block "D" on the Plan of the 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A. B. C. AND D of record in Plat Book 1130, Page 62, 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 Evan E. Malone and Leigh R. Malone, Co-Trustees of the Malone Community Property Trust, by Quitclaim Deed from Evan E. Malone and Leigh Malone, of record in Instrument No. 20240703-0050156, in the Register's Office of Davidson County, Tennessee, dated June 28, 2024, and recorded on July 03, 2024.

Being the same property conveyed to Evan E. Malone and Leigh Malone, husband and wife, by Warranty Deed from John T. Benjamin and wife, Susan O. John, of record in Instrument No. 20191119-0119203, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019, and recorded on November 19, 2019.

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 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A. B. C. AND D, as recorded in Plat Book 1130, Page(s) 62.

Easement recorded in Book 1065, Page 6.

This is improved property located at 107 Brookfield Avenue Nashville TN 37205

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 22nd day of January, 2026.

Malone Community Property Trust

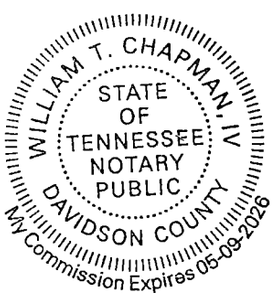
By: _____
Evan E. Malone, Co-Trustee

By: _____
Leigh R. Malone, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evan E. Malone and Leigh R. Malone, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Malone Community Property Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of January, 2026.



_____
Notary Public