THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252902** Karen Johnson Davidson County Batch # 1374664 DEEDWARR 02/02/2026 11:09:44 AM 3 pgs Fees: $18.00 Taxes: $9,620.00 20260202-0006924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00. Affiant Subscribed and sworn to before me, this 22nd day of January, 2026. Notary Public My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Evan Malone and Leigh Malone 126 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 05 0 089.00

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, **William Spencer Betts and Francesca Betts, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Malone and Leigh Malone, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 12, Block "E" on the Plan of 2ND REVISED PLAN HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H, I, J, K & L, of record in Plat Book 1130, Page(s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with that portion of Cross Hill Road abandoned by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan Council Ordinance No. 093-739 in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Wiliam Spencer Betts, a married man, and Francesca Betts, his wife, by Warranty Deed from John Porter Eskridge, an unmarried man, of record in Instrument No. 20181130-0116752, in the Register's Office of Davidson County, Tennessee, dated November 26, 2018 and recorded on November 30, 2018. Also See Affidavit of Scrivener's Error recorded in Instrument No. 20190118-0005475, in the Register's Office for Davidson County, Tennessee.

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 HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS E, F, G, H, I, J, K & L, as recorded in Plat Book 1130, Page(s) 71 AND 72 and Revising the Plat Book 843, Page 18.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 126 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 21st day of January, 2026.

William Spencer Betts

STATE OF ~~TENNESSEE~~ Virginia -dmd)
COUNTY OF ~~DAVIDSON~~ Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Spencer Betts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2026.

Notary Public
My Commission Expires: 3/31/2027

Donna M. Davis
NOTARY PUBLIC
REGISTRATION # 7852284
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 3/31/2027

Francesca Betts

Francesca Betts

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Francesca with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2026.

Notary Public
My Commission Expires: 12/03/2028

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2503912
My Comm. Expires Dec 3, 2028

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.