Karen Johnson
Batch # 1391455
03/11/2026 10:47:25 AM
Fees: $13.00 Taxes: $1,054.50
Davidson County
DEEDWARR
2 pgs
20260311-0019345

39-B
File #26-1055

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Alexander Malina, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hoke B. Smith and Nicholas G. Worley, a married couple, and Stuart E. Smith, married, joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 129 of the Condominium Site Plan and Phase II-C, Section 3, on the plan of River Glen, as shown on plat of record in Plat Book 9700, Pages 18 and 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to George Alexander Malina, an unmarried man by Warranty Deed from Richard D. McClellan and wife, Hollie N. McClellan of record in Instrument No. 20160523-0051430 Register's Office for Davidson County, Tennessee, dated May 20, 2016 and recorded on May 23, 2016. The Grantor is now married; however, the subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1200 Alandee Street, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Hoke B. Smith
Nicholas G. Worley
Stuart E. Smith
1200 Alandee Street
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
052-13-0B-086.00

WITNESS THE EXECUTION HEREOF this 10th day of March, 2026.

George Alexander Malina

State of Tennessee)
County of Davidson)

On this 10th day of March, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named George Alexander Malina, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 285,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of March, 2026.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027