Karen Johnson Davidson County
Batch# 1419919 DEEDWARR
05/13/2026 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20260513-0043123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

MJ-JACK-26-2107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER NO.
Derek Bell and Valerie Maloney	**NEW OWNER**	
(NAME)	(NAME)	**117-06-0-068.00**
2107 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRYSTA J. GIACOBONE (FKA KRYSTA J. MCNAUGHTON), TRUSTEE OF THE KRYSTA J. MCNAUGHTON REVOCABLE 1999 TRUST UAD OCTOBER 18, 1999 AS AMENDED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK BELL AND VALERIE MALONEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Part of Lot No. 1 on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows: Beginning in the center of Golf Club Road at the northwest corner of the property conveyed to J. Fred Hathcock and wife by deed from Justin Potter and wife, of record in Book 1258, Page 635, Register's Office for said County; thence with Hathcock's westerly line, south 3 degrees27' west 359.8 feet to a post 43 feet west of a large iron pipe at the common corner of lots Nos. 1, 19 and 40; thence with the line between Lots Nos. 1 and 19, westwardly 230 feet; thence northwardly 363, more or less, to the center of said Road; thence with the center of said Road, eastwardly 230 feet to the beginning.

Being the same property conveyed to Krysta J. McNaughton, Trustee of the Krysta J. McNaughton Revocable 1999 Trust UAD October 18, 1999 as amended by Warranty deed from Carolyn M. Eckstein and husband, Charles W. Eckstein of record in Instrument No. 20070627-0076749 Register's Office for Davidson County, Tennessee, dated 6/22/2007 and recorded on 6/27/2007.

Krysta J. McNaughton NKA Krysta J. Giacobone.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Hillsboro Heights of record in Book 1394, Page 146, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2107 Golf Club Lane, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF MAY, 2026.

Krysta J. Giacobone (FKA Krysta J. McNaughton), Trustee of the Krysta J. McNaughton Revocable 1999 Trust UAD October 18, 1999 as amended

BY: Krysta J Giacobone Trustee
Krysta J. Giacobone
Trustee

STATE OF Michigan
COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRYSTA J. GIACOBONE, TRUSTEE OF THE KRYSTA J. MCNAUGHTON REVOCABLE 1999 TRUST UAD OCTOBER 18, 1999 AS AMENDED, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12 of May, 2026.

Notary Public
My Commission Expires: 11/22/2030
(SEAL)

EISA DAWUD ABUSIDA
Notary Public, State of Michigan
County of Wayne
My Commission Expires Nov. 22, 2030
Acting in the County of Oakland

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **May 12, 2026** (date of document).

Affiant Signature

May 13, 2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13** day of **May**, 2**026**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202605130043123