Karen Johnson Davidson County
Batch# 1432794 DEEDWARR
06/11/2026 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260611-0053139

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-40018-26

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of June, 2026

NOTARY PUBLIC

My commission expires: 1/22/30

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley L. Little and Brittany Savage 827 Cedarstone Way, Nashville, TN 37214	Same address as new owner	096-02-0A-013-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($ 430,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Deborah E. Maloney, Trustee of the James S. and Deborah E. Maloney Living Trust dated November 11, 1990**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Wesley L. Little and Brittany Savage husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit 13, together with the appurtenant common elements of The Bluffs of Cedarstone, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of The Bluffs of Cedarstone, of record in Instrument No. 20070625-0075380; as amended in Instrument No. 20070720-0086753; Instrument No. 20120905-0080134; Instrument No. 20160208-0011939; and in Instrument No. 20240624-0046767, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Master Deed, as amended. See also boundary plan of record in 20060407-0040430, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Bluffs of Cedarstone provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Master Deed, as amended, the boundary plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to James S. Maloney and Deborah E Maloney, Trustees of the James S. and Deborah E. Maloney Living Trust dated November 11, 1990, by Special Warranty Deed from Donelson Cedarstone Associates, II L.P., a Tennessee limited Partnership, dated May 12, 2011, and recorded May 17, 2011, in Instrument No. 20110517-0037556, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 827 Cedarstone Way, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9 day of June, 2026

GRANTOR(S)

the James S. and Deborah E. Maloney Living Trust
dated November 11, 1990

By: Deborah E. Maloney, Trustee
Deborah E. Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Deborah E. Maloney, Trustee of the James S. and Deborah E. Maloney Living Trust dated November 11, 1990, 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 and seal, this the 9 day of June, 2026.

MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

I, Kirsten Virden, 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 06/09/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/09/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

