WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1435745 DEEDWARR
06/18/2026 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20260618-0055333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

File #26-DW-2127-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Patrick Malone	Address of New Owner	
(NAME)	(NAME)	**104 15 0 174.00**
2127 Blair Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,

RACHEL NASH F/K/A RACHEL BIRD AND HUNTER NASH, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN PATRICK MALONE, A SINGLE MAN

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 the Easterly half of Lot No. 7 on the Map of R. E. CONNELL'S SUBDIVISION, as of record in Plat Book 421, Page 24, Register's Office for Davidson County, Tennessee.

Said Easterly half of Lot No. 7 fronts fifty (50) feet on the Southerly side of Blair Boulevard and extends back between parallel lines one hundred five and one-fourth (105-1/4) feet to a dead line.

Being the same property conveyed to Rachel Bird and Hunter Nash, joint tenants with right of survivorship, by Warranty Deed from Frank D. Sciaqua, a single man, of record in Instrument No. 20211103-0146926, in the Register's Office of Davidson County, Tennessee, dated October 27, 2021 and recorded on November 03, 2021. The said Rachel Bird and Hunter Nash having since married, the said Rachel Bird is now known as Rachel Nash.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* 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 R. E. CONNELL'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 24.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2127 Blair Boulevard, Nashville, TN 37212**.

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 15th day of June, 2026.

Rachel Nash

Hunter Nash

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

On this 15th day of June, 2026, before me personally appeared Rachel Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires: 7/7/2027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Knox

On this 15th day of June, 2026, before me personally appeared Hunter Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

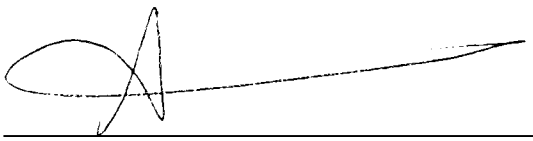
Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires: 7/7/2027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-15-2026.



Affiant Signature

6-15-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-15-2026.



Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal