Karen Johnson Davidson County
Batch# 1437508 DEEDWARR
06/24/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260624-0056872

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 410,000.00.

Affiant

Subscribed and Sworn before me this 22nd day of June , 2026.

Notary Public
My commission expires: 07/02/2029

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2029
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Nashville Peacemakers 830 Fessiers Parkway, Ste 118 Nashville, TN 37208	New Owner	081-12-0-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard L. Malinowski and Michelle M. Malinowski, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nashville Peacemakers, a Tennessee nonprofit corporation.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 85 in McGavock, Wetmore & Others Second Addition to Nashville, as of record in Book 21, page 41, Register's Office for said County. Said Lot No. 85 fronts 50 feet on the West side of Fillmore Avenue (formerly Tilden Street), now 11th Avenue North, and runs back between parallel lines, 150 feet to an alley.

Included in the above description, but expressly excluded from the conveyance is that portion of the land conveyed in Book 4163, page 414, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point on the Westerly margin of 11th Avenue, said point being the common corner of Lot 84 and 85 in McGavock and Wetmore's Second Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of said Avenue and the Easterly boundary of said Lot 85, North 33 degrees 42 minutes 44 second West 16.15 feet to a point; thence with a line of severance South 0 degrees 49 minutes 19 seconds West 19.61 feet to a point on the common line between said Lots 84 and 85; thence along said common line North 56 degrees 15 minutes 28 seconds East, 11.12 feet to the point of beginning.

Being the same property conveyed to Richard L. Malinowski and Michele M. Malinowski, husband and wife, by deed from Emmy Hendrick, Trustee of The 1535 11th Ave N Trust of record in Instrument No. 20190823-0085159 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 23, 2019.

This is [✓] improved [ ] unimproved property known as 1535 11th Avenue North, Nashville, TN 37208 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 22nd day of June , 2026.

Richard L. Malinowski

Richard L. Malinowski

Michelle M. Malinowski

Michelle M. Malinowski

STATE OF Virginia
COUNTY OF Prince William

On this 22nd day of June, 2026, before me personally appeared Richard L. Malinowski and Michelle M. Malinowski, 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 22nd day of June, 2026.

Atm Nurul Alam

Notary Signature Electronic Notary Public
My commission expires: 06/30/2028

Atm Nurul Alam
REGISTRATION NUMBER
283777
COMMISSION EXPIRES
June 30, 2028

Notarized remotely online using communication technology via Proof.

Commonwealth of Virginia

County of Prince William County, VA

The foregoing instrument was acknowledged before me

on 06/22/2026 by Richard L. Malinowski.

Mark Christopher Hewitt
REGISTRATION NUMBER
8049360
COMMISSION EXPIRES
February 28, 2027

Electronic Notary Public 8049360

My commission expires: 02/28/2027

Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 06/22/2026.

John Cobb Rochford

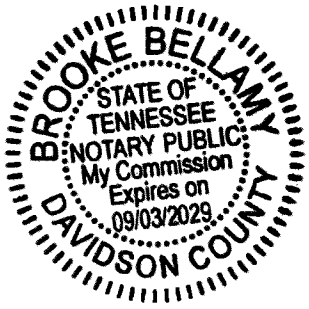
Date: 06/22/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 06/22/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29