This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $635,000.00.

Affiant

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn before me this the 18th day of June, 2026.

Notary Public
My commission expires: 5/21/30

Karen Johnson Davidson County
Batch# 1438048 DEEDWARR
06/25/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260625-0057277

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nancy F. Malone 312 Randall Dr. Nashville, TN 37211	New owner	147-05-0 136.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE A. CORRIERI, III , AN UNMARRIED MAN, AND NATASHA CORRIERI, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NANCY F. MALONE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Crievewood, of record in Plat Book 2331, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George A. Corrieri, III and wife, Natasha Corrieri, by Quitclaim Deed from Natasha Lumb (now known as Natasha Corrieri) and George A. Corrieri, III, joint tenants with the right of survivorship, dated 12/31/2014 and recorded 1/15/2015 in Instrument No. 20150115-0004369, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Natasha Lumb and George A. Corrieri, III, joint tenants with the right of survivorship, by Warranty Deed from Thomas Guthrie, unmarried, dated 7/20/2009 and recorded 7/28/2009 in Instrument No. 20090728-0070660, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 312 Randall Dr., Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18 day of June, 2026.

George A. Corrieri, III

Natasha Corrieri

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George A. Corrieri, III, and Natasha Corrieri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of June, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 18th day of June, 2026.

Blake Harris Reynolds
Date: 6-18-2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of June, 2026.

Notary Public
My Commission Expires: 8/15/27

