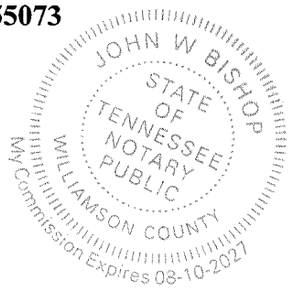
Karen Johnson Davidson County
Batch# 1452891 DEEDWARR
07/31/2026 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260731-0070597

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755073** 	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Joseph Malek and Megan Malek 217 Ridgeway Drive Nashville TN 37214	Send Tax Bills To: Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 095 04 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathon Anderson and Elizabeth Anderson, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Malek and Megan Malek, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of EVA-MOR HEIGHTS, as of record in Plat Book 1424, Page 149, Register's Office for said County.

Said Lot No. 85 fronts 75 feet on the East side of Ridgeway Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jonathon Anderson and Elizabeth Caskey, husband and wife, by Warranty Deed from Joyce M. Ferguson, unmarried, of record in Instrument No. 20190521-0047744, in the Register's Office of Davidson County, Tennessee, dated May 08, 2019 and recorded on May 21, 2019. Elizabeth Caskey is now known as Elizabeth Anderson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 EVA-MOR HEIGHTS, as recorded in Plat Book 1424, Page(s) 149.

This is improved property located at 217 Ridgeway Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2026.

Jonathon Anderson

Elizabeth Anderson

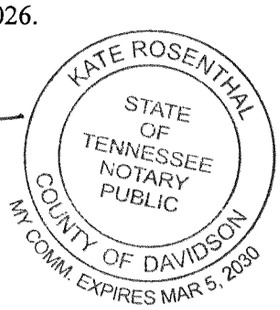
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathon Anderson and Elizabeth Anderson, 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, at office, this 27th day of July, 2026.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 28 day of July, 2026.

Denise Woods
Affiant Signature
Date 7-28-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027