Karen Johnson Davidson County
Batch# 1461848 DEEDWARR
08/19/2026 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $9,102.00
20260819-0077032

9337-24

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027	STATE OF TN) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $2, 460,000.00 Affiant Subscribed and sworn to before me, this 12th day of August 2026. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Andrew Richard Maloney and Katarzyna Malgorzata Zaleska 215 La Vista Dr, Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 131 05 0J 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARL W. INSEL AND ELISABETH L. INSEL, HUSBAND AND WIFE**, (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDREW RICHARD MALONEY, AND KATARZYNA MALGORZATA ZALESKA, HUSBAND AND WIFE**, (collectively, "Grantee"), Grantee's 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 Unit 215, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 215 La Vista Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170912-0093205 and being shown on Plat attached thereto as Exhibit "B", 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 Carl W. Insel and Elisabeth L. Insel, husband and wife by Deed dated September 17, 2019 from Thrive Signature Homes, LLC, a Georgia Limited Liability Company, recorded September 18, 2019, in Instrument Number 201909180094862, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **215 La Vista Dr, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 12th day of August 2026.

CARL W. INSEL

ELISABETH L. INSEL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARL W. INSEL AND ELISABETH L. INSEL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of August 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 12 day of August, 2026

8-17-2026
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 12 day of August, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027