WARRANTY DEED

Karen Johnson Davidson County
Batch# 1464928 DEEDWARR
08/27/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260827-0079708

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-29-2030

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Malamud	New Owner	171 02 0A 074.00
(NAME)	(NAME)	
220 Glenstone Cir		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alexander James Starr, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Malamud, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 74 on the plan of Brentwood Villa, Phase 3-B, as shown by plat of record in Plat Book 6900, Page 4, and amended in Book 6900, page 329, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Brentwood Villa, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Alexander James Starr, III from James Alex Starr, Executor of the Estate of Alexander James Starr, Jr. by Executor's Deed dated August 25, 2022 and recorded on August 25, 2022, in Instrument No. 20220825-0096206, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robin Hawkins from Alexander James Starr, III by Quitclaim Deed dated September 5, 2024 and recorded on September 17, 2024, in Instrument No. 20240917-0071904, Register's

Office for Davidson County, Tennessee.

Further being the same property conveyed to Alexander James Starr from Robin Hawkins by Quitclaim Deed dated February 2, 2026 and recorded on February 5, 2026 in Instrument No. 20260205-0008507, Register's Office for Davidson County, Tennessee. Alexander James Starr and Alexander James Starr III are one and the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 220 Glenstone Cir, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 21 day of August, 2026.

Alexander James Starr

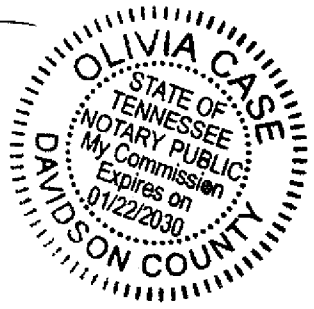
STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alexander James Starr, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of August, 2026.

Notary Public
My Commission Expires:
(SEAL)



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 21, 26 (date of document).

Jennifer Pennell

Aug 21, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Aug. 21, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal