THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654772** Karen Johnson Davidson County Batch # 1464938 DEEDWARR 08/27/2026 02:09:24 PM 2 pgs Fees: $13.00 Taxes: $5,550.00 20260827-0079722	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2026. Notary Public My Commission Expires: ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner: John A. Malugen & Lori Ann Lalugen 79 Concord Park West Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0C 079.00

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, **Stephen C. Asbury and Barbara S. Asbury, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John A. Malugen, Trustee of the John A. Malugen Living Trust dated June 20, 2001 and Lori Ann Malugen, Trustee of the Lori Ann Malugen Living Trust dated February 18, 1991**, ("Grantees"), their 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. 79 on the Plan of Revision No. 2, Sugartree, Phase #2, of record in Book 4860, Pages 79 and 80, as amended in Book 4927, Page 145, Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5052, Page 840, Book 5072, Page 165, Book 5084, Page 960, Book 5191, Page 412, Book 5121, Page 89, Book 5122, Page 326 and Book 5238, Page 93, all in Register's Office for said County.

Said Lot No. 79 fronts 60.00 feet on the southwesterly margin of Concord Park and extends back between parallel lines 100.0 feet to a dead line in the rear along landscaped commons.

Being the same property conveyed to Stephen C. Asbury and wife, Barbara S. Asbury, by Warranty Deed from Letitia Carolyn R. Wissman and Stephanie R. Waltrip, Successor Co-Trustees under Trust Agreement dated October 13, 1987, between Franklin K. Rader, as Settlor and Letitia D. Rader as Initial trustee, of record in Book 10489, Page 446, in the Register's Office of Davidson County, Tennessee, dated May 28, 1997 and recorded on June 11, 1997.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision No. 2, Sugartree, Phase #2, as recorded in Plat Book 4860, Page(s) 79 and 80, as amended in Book 4927, Page 145; Book 5005, Page 144; Book 5010, Page 117; Book 5015, Page 550; Book 5052, Page 840; Book 5072, Page 165; Book 5084, Page 960;

Book 5191, Page 412; Book 5121, Page 89; Book 5122, Page 326 and Book 5238, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466, Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356, and Supplemented in Book 4874, Page 463; Book 5087, Page 220 and Book 5152, Page 401.

Easement for Sewer, recorded in Book 3400, Page 63.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

This is improved property located at 79 Concord Park West Nashville TN 37205

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 25th day of August, 2026.

Stephen C. Asbury by Barbara S. Asbury as attorney in fact.

Stephen C. Asbury by Barbara S. Asbury as Attorney-in-fact

Barbara S. Asbury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Asbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Stephen C. Asbury and that she is authorized by Stephen C. Asbury to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of August, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____