Karen Johnson Davidson County
Batch# 1465489 DEEDWARR
09/01/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260901-0080515

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Logan A. Helstein and Hallie D. Helstein 612 Baton Rouge Court Hermitage, TN 37076	Logan A. Helstein and Hallie D. Helstein same	075 11 0 040

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Amy Maloney, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Logan A. Helstein and Hallie D. Helstein, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 612 Baton Rouge Court, Hermitage, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 458, on the Plan of Highlands of Tulip Grove, Section 2, of record in Plan Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amy Maloney, by Quitclaim Deed from Nancy Leach Trustee of Trust a (surviving Grantor Trust) of the Leach Family Living Trust U/A/D July 20, 1993, dated November 25, 2025, and recorded June 11, 2026, of record in Instrument No. 20260611-0053027, in the Register's Office for Davidson County, Tennessee. Harold R. Leach has since died and Nancy Leach is the Successor Trustee of the said trust.

This was not the primary residence of the said spouse, Martin Michael Maloney, Jr.

This is improved property known as 612 Baton Rouge Court, Hermitage, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of August, 2026.

Amy Maloney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2026, before me personally appeared Amy Maloney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of August, 2026

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Ashley Rudy, 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 8/26/2026 (date of document).

Affiant Signature

Date: 8/26/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 26th day of August, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY