Karen Johnson Davidson County
Batch# 884371 DEEDWARR
07/06/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20220706-0077662

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

File No. BC-22-2711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Cline Family Trust	New Owner	
(NAME)	(NAME)	
509 McIver Street		119-13-0-276.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kara Ann Davidson and Chad Weldon Byrd, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David W. Cline and Rachel C. Cline, as Trustees of the Cline Family Trust dated June 17, 2019**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 36 on the Plan of Patterson's Subdivision of Maple Hill of record in Plat Book 332, Page 75, 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 Kara Ann Davidson, a single woman and Chad Weldon Byrd, a single man by Warranty deed from Paul Erin King, married of record in Instrument No. 20200701-0071354 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

This is property more commonly known as 509 McIver Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of July, 2022.

Kara Ann Davidson by Ryan Lux her Attorney in Fact

Kara Ann Davidson, by Ryan Lux
her Attorney-in-Fact

Chad Weldon Byrd by Ryan Lux his Attorney in Fact

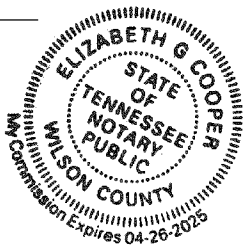
Chad Weldon Byrd, by Ryan Lux
his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Kara Ann Davidson and Chad Weldon Byrd, and that this instrument was executed on behalf of the said Kara Ann Davidson and Chad Weldon Byrd for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 1st day of July, 2022.

_____
Notary Signature
My commission expires:



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 7/1/22 (date of document).

Jennifer L. Pennell

7/5/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of July, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

