Karen Johnson Davidson County
Batch# 909294 DEEDWARR
08/29/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220829-0097165

WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

File #22-PA-4467-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Keith Ebeling and Kimberly Ann Ebeling	**New Owner**	
(NAME)	(NAME)	
2441 Chaparral Circle		**062 02 0B 090.00**
(ADDRESS)	(ADDRESS)	
Malibu, CA 90265		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE ASHMORE AND MARION ASHMORE, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW KEITH EBELING, AND KIMBERLY ANN EBELING, MARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 19 on the Plan of the First Amendment Abbington Park, Phase One - Section Three, of record as Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle Ashmore and Marion Ashmore, a married couple, as joint tenants, by Quitclaim Deed from Marion Anderson, who acquired title as Marion Weir, a married female, [Marion Anderson, Marion Weir and Marion Ashmore being one and the same person], of record in Instrument No. 20181113-0111690, in the Register's Office of Davidson County, Tennessee, dated November 08, 2018 and recorded on November 13, 2018.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Amendment Abbington Park, Phase One - Section Three, as recorded in Instrument No. 20040728-0090230.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075, as Supplementary Declaration recorded in Instrument No. 20040518-0058461 and Amendment recorded in Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520.
*Easement for Grant of Transmission Line, recorded in Book 1163, Page 341.
*Easement for Flowage, recorded in Book 2242, Page 513.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4457 Frost Street, Nashville, TN 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the ~~10th~~ 9th day of August, 2022.

Kyle Ashmore

Marion Ashmore

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

On this ~~10th~~ 9th day of August, 2022, before me personally appeared Kyle Ashmore, 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 ~~10th~~ 9th day of August, 2022.

~~Notary Signature~~
My commission expires: 8/13/23

J. Q. MONAGHAN
Notary Public, State of Nevada
Appointment No. 15-2463-1
My Appt. Expires Aug 13, 2023

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark

On this ~~10th~~ 9th day of August, 2022, before me personally appeared Marion Ashmore, 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 ~~10th~~ 9th day of August, 2022.

~~Notary Signature~~
My commission expires: 8/13/23

J. Q. MONAGHAN
Notary Public, State of Nevada
Appointment No. 15-2463-1
My Appt. Expires Aug 13, 2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~T-VRES-22-44457~~

I, Brian Mitchell, 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 August 10, 2022 (date of document).

Brian Mitchell

Affiant Signature

Date August 29, 2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2022.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

