Karen Johnson Davidson County
Batch# 979763 DEEDWARR
03/13/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $3,359.60
20230313-0017974



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$908,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of MARCH, 2023.

Notary Public

My commission expires: FEBRUARY 29, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Clifford T. Ives and Suzanne C. Ives, Trustees of the Ives 2014 Family Trust, dated December 18, 2014	~~NEW OWNERS~~ Wells Fargo Bank, N.A. 101 N. Phillips Avenue Sioux Falls, SD 57104	115-16-0-056.00
6046 Cargile Rd		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **JAMES MCINTIRE, AN UNMARRIED MAN**

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clifford T. Ives and Suzanne C. Ives, Trustees of the Ives 2014 Family Trust, dated December 18, 2014

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled the Plan of Harding Park, of record in Plat Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES MCINTIRE, AN UNMARRIED MAN, by deed from F. A. MCINTIRE, JR. AND WIFE, MARTHA B. MCINTIRE, of record in Instrument No. 20200914-0104632, dated August 24, 2020, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6046 Cargile Rd, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 7 day of MARCH, 2023.

JAMES MCINTIRE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES MCINTIRE, AN UNMARRIED 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, at office, this 7 day of March, 2023.

NOTARY PUBLIC
My Commission Expires: 5-9-2025

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 March 9, 2023.

Affiant Signature

March 13, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 13th day of March, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: February 24, 2026

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