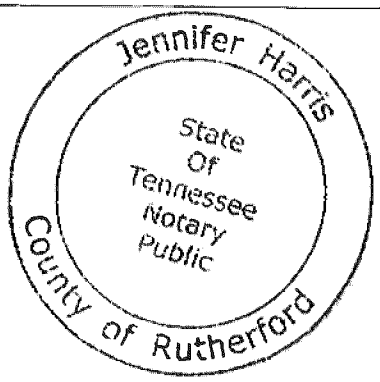


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $374,900.00

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2023.

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1016043 DEEDWARR
06/16/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20230616-0046147

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Elizabeth Gamelin	NEW OWNER	018-12-0-034.00
302 Dorr Dr.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Anthony Kline, married

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

Elizabeth Gamelin and Erik Bunten, wife and husband

HEREINAFTER CALLED THE GRANTEE, HER 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. 29 on the Plan of Mansker Heights of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 108 feet on the northerly side of Dorr Drive and extends back 334.3 feet on the easterly line and 207.3 feet on the westerly line to a dead line in the rear on which it measures 211.7 feet.

BEING the same property conveyed to David A. Kline and wife, Donna K. Kline by Warranty Deed from Cecil Leo Davis and wife, Patti Ann Davis, dated 2/20/1998 and recorded 2/24/1998 in Book 10807, Page 196, Register's Office for Davidson County, Tennessee.

The parties were divorced on 9/9/2015, and according to Item 4-E of their Martial Dissolution Agreement filed in Docket No. 14D-1604 in the Third Circuit Court for Davidson County, Tennessee, a copy of which was recorded 4/8/2019 in Instrument No. 20190408-0031851, in the Register's Office for Davidson County, Tennessee, they retained title to the subject property as tenants in common, with right of survivorship.

Donna K. Kline (aka Donna I. Kline) died on 1/16/2019, leaving the property vested solely in David A. Kline.

Beverly Owen Woodward, hereby joins in the execution of this instrument for the purpose of conveying any and all of her rights, title, and interest in the above described property by virtue of her marriage to David Anthony Kline.

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 ☒ Unimproved ☐ property known as 302 Dorr Dr., Goodlettsville, TN 37072.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are 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, her 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 14th day of June, 2023.

David Anthony Kline

Beverly Owen Woodward by David Anthony Kline as her 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, David Anthony Kline ~~and Beverly Owen Woodward~~ with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th of June, 2023.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named David Anthony Kline, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Beverly Owen Woodward, as her Attorney-in-Fact, as the free act and deed of the within named Beverly Owen Woodward.

Witness my hand and official seal this 14th day of June, 2023.

Notary Public

My Commission Expires: 9-21-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 6.14.23 (date of document).

Affiant Signature

6.14.23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

