Karen Johnson Davidson County
Batch# 1032623 DEEDWARR
07/31/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230731-0058789

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $600,000.00.

Affiant

MELISSA D HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Subscribed and sworn before me this the 27th day of July, 2023.

Notary Public
My commission expires: 09/07/2026

# WARRANTY DEED

Address of New Owner:
Alyx McCall Thompson
3823 Gallatin Pike #7
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
061-15-0B 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH KLINE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALYX MCCALL THOMPSON, UNMARRIED, DAN H. THOMPSON AND WIFE, NANCY F. THOMPSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of The Nines, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for The Nines Owner's Association, Inc., of record in Instrument No. 20160912-0095749, as amended in Instrument No. 20171116-0117760, and Instrument No. 20221221-0131869, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of The Nines, shown on Exhibit "D" to the Master Deed and By-Laws of record in Instrument No. 20160912-0095749, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Joseph Kline, single man, by deed dated 09/16/2016, from KDS Investments General Partnership, a Tennessee general partnership, of record in Instrument No. 20160920-0098862, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3823 Gallatin Pike #7, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of July, 2023.

Joseph Kline

STATE OF Indiana

COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Kline, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2023.

My commission expires: 11/05/2028

Notary Public

NOTARY PUBLIC SEAL INDIANA

**ASHLEY D. COLLINS LAMB, Notary Public**
**Allen County, State of Indiana**
**Commission Number NP0729771**
**My Commission Expires November 5, 2028**

**Tennessee Certification of Electronic Document**

I, Paul Soper, 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 7/27/2023 (date of document).

Affiant Signature

7/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/15/25

NOTARY'S SEAL

