THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6746-WE

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1072861 DEEDWARR
11/17/2023 09:38:22 AM 2 pgs
Fees: $13.00 Taxes: $6,364.00

20231117-0089642

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Kline and Suzanne Randall Kline	SWBC Mortgage Corp.	
3712 Wimbledon Road	9311 San Pedro, Suite 100	116-08-0-180.00
Nashville, TN 37215	San Antonio, TX 78216	
(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, **John W. Macey, Jr. and /or Cheryl W. Macey, Trustees of the Macey Living Trust, established by the Revocable Trust Agreement of John W. Macey, Jr. and Cheryl W. Macey dated October 13, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald L. Kline and Suzanne Randall Kline, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Final Plat, unrecorded plat of Lot 32-35, Block A, Woodmont Acres of record in Instrument No. 20140527-0045180, 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 John Witherspoon Macey Jr., and Cheryl Walton Macey, husband and wife by Warranty Deed from Camie M. Rodan and Michael S. Rodan, wife and husband of record in Instrument No. 20191202-0123585, Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on December 02, 2019.

Being the same property conveyed to John W. Macey, Jr. and /or Cheryl W. Macey, Trusteee of the Macey Living Trust, established by the Revocable Trust Agreement of John W. Macey, Jr. and Cheryl W. Macey dated October 13, 2023 by Quitclaim Deed from John W. Macey, Jr. and wife, Cheryl W. Macey, dated 10/13/2023 and recorded on 10/23/2023 in Instrument No. 20231023-0083008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3712 Wimbledon Road, Nashville, TN 37215**

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 our hands this the 16 day of November, 2023.

Macey Living Trust u/a/d October 13, 2023

BY: Cheryl W Macey
Cheryl W. Macey
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Cheryl W. Macey** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Macey Living Trust u/a/d October 13, 2023** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Cheryl W. Macey** as such **Trustee.**

Witness my hand and official seal this the 16 day of November, 2023.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024