WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107248 DEEDWARR
03/04/2024 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240304-0014853

File No. AT-24-6108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Nicole Orr	NEW OWNER	
(NAME)	(NAME)	
1036A Iverson Avenue	1036A IVERSON AVENUE	072-06-2A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE TN 37216	
(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, I/we, **Katie Pine and Zach Pine, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Nicole Orr, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being Unit A, 1036 Iverson Townhomes, which is a Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for 1036 Iverson Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument Number 20170825-0087532 and amended in Instrument No. 20180723-0071444, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Units A & B, 1036 Iverson Townhomes set forth in Exhibit C of said Declaration for the location of the Units described herein.

Being the same property conveyed to Katie Pine and Zach Pine, wife and husband by Warranty Deed from Newsom Real Estate Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20181115-0112756 Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 15, 2018.

This is property more commonly known as 1036A Iverson Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 1st day of March, 2024.

Katie Pine

Zach Pine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2024, before me personally appeared Katie Pine and Zach Pine, 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 1st day of March, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, ALLISON TAYLOR, 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 1, 2024**.

Date

Affiant Signature

March 4, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)