WARRANTY DEED

Karen Johnson Davidson County
Batch# 1135659 DEEDWARR
05/16/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20240516-0036318

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

File No. DH-24-6580

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
Lisa Clibourn and Kenneth Clibourn	New Owner	
(NAME)	(NAME)	
517 Cathy Jo Circle		133-08-0-140.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Allan J. Smith and AnnNell Byne Smith, f/k/a Lawrence A. Byne, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Clibourn and Kenneth Clibourn, wife and husband**, 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 in Davidson County, Tennessee, being Lot No. 45, on the Plan of Valley View Terrace, Phase II, of record in Plat Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allan J. Smith, unmarried, and Lawrence A. Byne, unmarried, as tenants in common with right of survivorship by Warranty Deed from Strive Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180530-0051592 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 30, 2018.

Allan J. Smith and Lawrence A. Byne subsequently married. Lawrence A. Byne is now known as AnnNell Byne Smith and are one and the same person.

This is property more commonly known as 517 Cathy Jo Circle, Nashville, TN 37211.

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 13th day of May, 2024.

Allan J. Smith

AnnNell Byne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2024, before me personally appeared Allan J. Smith and AnnNell Byne Smith, 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 13th day of May, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 5/13/24.

Affiant Signature – Joshua A. Terry

5/15/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27