Karen Johnson Davidson County
Batch# 1212831 DEEDWARR
12/05/2024 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,101.60
20241205-0094511

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $568,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Conner Sibley and Emily Klippenstein	Kind Lending, LLC	072-14-0-398.00
1707 Jeans Court	4 Hutton Centre Drive #1000	
Nashville, TN 37216	Santa Ana, CA 92707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JUAN HURTADO ANGEL, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNER SIBLEY AND EMILY KLIPPENSTEIN, HUSBAND AND WIFE, AND KELLY KLIPPENSTEIN AND KIMBERLY KLIPPENSTEIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Jean's Estates of record in Plat Book 3500, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 61 feet on the Northerly margin of Jean's Court as measured on a variable curve and runs back between lines 100.8 feet on the Easterly line and 114.5 feet on the Westerly line to a dead line on which it measures 35.3 feet.

Being the same property conveyed to Cleveland Short, Jr., and wife, Helen M. Short by Warranty Deed from William L. Battle and wife, Gloria Louise Battle of record in Book 4428, page 244, Register's Office for Davidson County, Tennessee, dated June 26, 1970 and recorded on June 30, 1970.

Being the same property conveyed to Andre Floyd and wife, Theresa Short Floyd by Quit Claim Deed from Theresa Short Floyd, Valerie Gentry, Cleveland Short, III, Melvin D. Short and Kelvin A. Short, each with 1/5 interest in Subject property of record in Instrument No. 20060308-0026870 Register's Office for Davidson County, Tennessee, dated January 10, 2006 and recorded on March 08, 2006. Affidavit of Heirship record in Instrument No. 20060308-0026869, 20060308-0026868 and 20060308-0026867.

Being the same property conveyed to Theresa Short by Quitclaim Deed from Andre Floyd, (being one and the same as Andre Lamont Floyd). of record in Instrument No. 20130408-0034329 Register's Office for Davidson County, Tennessee, dated April 08, 2013 and recorded on April 08, 2013.

Note: The Express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action granted in the Circuit for Davidson County, Tennessee between Theresa Benita Short Floyd, (being one and the same as Theresa Short) and Andre Lamont Floyd.

Being the same property conveyed to Juan Hurtado Angel by Warranty Deed from Theresa Short, an unmarried woman of record in Instrument No. 20240326-0020962 Register's Office for Davidson County, Tennessee, dated March 19, 2024 and recorded on March 26, 2024.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1707 Jeans Court, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2024.

Juan Hurtado Angel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juan Hurtado Angel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2024.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 2. 2024.

Affiant Signature

5th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

