Karen Johnson
Batch # 1262270
04/21/2025 10 06 45 AM
Fees $13 00 Taxes $2,728 75

Davidson County
DEEDWARR
2 pgs

20250421-0029904

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $737,500.00.

Amanda Birmer
Affiant

Sworn to and subscribed before me this 18th day of April, 2025.

Notary Public
My Commission Expires: 10/29/28

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Connor Green and Catherine Graciella Cantu	1015 42nd Avenue N	Owner	
1015 42nd Avenue N			**091-08-0-090.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **we, Bailie Roberts Klages f/k/a Bailie Leanne Roberts and August Julius Klages, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Connor Green and Catherine Graciella Cantu, Husband and Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of L. H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Plat Book 57, Page 100, 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 Bailie Leanne Roberts and August Julius Klages, wife and husband by Warranty Deed from Rahim Ashari, married of record in Instrument No. 20210120-0008371 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on January 20, 2021.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever

WITNESS my hand this the 18th day of April, 2025.

Bailie Roberts Klages f/k/a Bailie Leanne Roberts

August Julius Klages

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Bailie Roberts Klages f/k/a Bailie Leanne Roberts and August Julius Klages, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of April, 2025

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

NOTARY PUBLIC
My Commission Expires. 10/29/28