Karen Johnson Davidson County
Batch# 1276004 DEEDWARR
05/21/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250521-0039951

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Grant Sivley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0685

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Grant Harrison Sivley and Kelly Elizabeth Sivley	CMG Mortgage, Inc. dba CMG Home Loans	072-11-2E-002.00-CO
(NAME)	(NAME)	
1622 Marsden Ave.	3160 Crow Canyon Rd. Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Five Thousand And No/100 Dollars ($545,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAIRE W. CARD AND NATHANIEL S. CARD, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT HARRISON SIVLEY AND KELLY ELIZABETH SIVLEY, HUSBAND AND WIFE,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 1616 Marsden Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190102-0000413 and First amendment in Instrument No. 20190107-0001585 and Second amendment in Instrument No. 20190123-0006665 and being shown on Plat attached thereto as Exhibit "B", 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 Claire W Sharpe and Nathaniel S. Card, wife and husband by Warranty Deed from Urban Dwell Homes LP., a Tennessee limited partnership of record in Instrument No.

20210810-0107292 Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 10, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is improved ☑ property, known as 1622 Marsden Ave., Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 19th day of May, 2025.

Claire W. Card

Nathaniel S. Card

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of May, 2025, before me personally appeared Claire W. Card and Nathaniel S. Card, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 19 day of May, 2025.

Affiant Signature

Date 5/19/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____



