Karen Johnson Davidson County
Batch# 1295550 DEEDWARR
07/09/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250709-0054133

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-2669

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2025

Notary Public

Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Regan Marriner 308 Fairlane Drive Nashville, TN 37211	New Owner	148-13-0-096.00

WARRANTY DEED

FOR AND IN 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,

Anna Tiner, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regan Marriner, unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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, and being all of Lot No. 267, Plan of Fairlane Park, Section III, according to survey and plat of same appearing of record in Book 2331, Page 145 and 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate complete description of said lot.

Being the same property conveyed to Anna Tiner, an unmarried woman, David Eugene Tiner and Janina Louise Tiner, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Wallie Lupe Cervantez, a widower of record in Instrument No. 20160901-0091919 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 01, 2016.

Being the same property conveyed to Anna Tiner, single woman by Quitclaim Deed from David Eugene Tiner and Janina Louise Tiner, husband and wife of record in Instrument No. 20200921-0107992 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 21, 2020.

Alexander Levy, the spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest they may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 308 Fairlane Drive, Nashville, TN 37211

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 so 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.

Dated this the 8th day of July, 2025.

Anna Tiner

Alexander Levy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2025, before me personally appeared Anna Tiner and Alexander Levy, 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 8th day of July, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 June 8, 2025.

Date

Affiant Signature

June 8, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of June, 2025.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)