Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Nalbone and Timothy Kiernan, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stacy Kay Art, Trustee of The Teddy Glendale Revocable Living Trust dated July 8, 2025**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of F. O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, 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 Jessica Nalbone and Timothy Kiernan, wife and husband by Warranty Deed from Emily Pierdinock-Hagen, a married person and Giovanni Gonzalez Galindo, her husband of record in Instrument No. 20180621-0060149 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 21, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 714 Myrtle Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
The Teddy Glendale Revocable Living Trust dated July 8, 2025
714 Myrtle Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
082-08-0-185.00

Karen Johnson Davidson County
Batch# 1298059 DEEDWARR
07/16/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250716-0056008

WITNESS THE EXECUTION HEREOF this 14th day of July, 2025.

Jessica Nalbone

Jessica Nalbone

Timothy Kiernan

State of New York)
County of ERIE **)**

On this 14th day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Nalbone and Timothy Kiernan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 06/24/2028

CHARLES E. EATON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EA0026097
Qualified in Erie County
Commission Expires 06/24/2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 365,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of July, 2025.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, **Denise Woods,** 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 14 day of July, 2025.

Denise Woods
Affiant Signature
Date 7/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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