Karen Johnson
Batch # 1298395
07/17/2025 10 07 39 AM
Fees $13 00 Taxes $5,087 50

Davidson County
DEEDWARR
2 pgs

20250717-0056424

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (LM) Title No 64059
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Holden Malone Stephanie Grevey Scott Grevey 6647 Clearbrook Drive Nashville, TN 37205	New owner ✓

TAX MAP PARCEL NUMBERS: 12910008200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Davis Abernathy, as Trustee of the KDA Family Trust, dated February 29, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holden Tuttle Malone and Stephanie Grevey, husband and wife, and Scott Grevey, a married man,** 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 17, on the Plan of West Meade Park, Inc , Section One, of record in Book 2900, Page 103 and 104, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Kathy Abernathy by Warranty Deed from John Taylor Reid and Kirstyn Reid, dated February 20, 2024, and recorded on February 20, 2024, of record in Instrument No 20240220-0011567 Register's Office for Davidson County, Tennessee By Quitclaim Deed dated February 29, 2024, recorded March 1, 2024, of record in Instrument No 20240301-0014090, said Register's Office, subject property was conveyed to the KDA Family Trust, dated February 29, 2024

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 2900, pages 103 and 104, said Register's Office, which Plan shows a 40 foot minimum building set back line from Clearbrook Drive and a 10 foot easement for public utility purposes along the northerly side and rear lines of said lot And a 2 5x25 foot utility anchor easement located on the southwesterly front corner of said lot. And a 5 foot easement for drainage along the southerly side line Easement for the flow of creek along the rear portion of said lot And the following note, "Pump to be used on Lot 17 for sewage disposal or otherwise approved by the Davidson County Health Department Easement for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4758, Page 127, said Register's Office

This is improved property, known as 6647 Clearbrook Drive, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 10th day of July, 2025.

KDA Family Trust, dated February 29, 2024

By: Katherine Davis Abernathy, Trustee
Katherine Davis Abernathy, Trustee

State of Tennessee

County of Davidson

On this 10th day of July, 2025, before me the undersigned authority, personally appeared **Katherine Davis Abernathy, as Trustee of the** KDA Family Trust, dated February 29, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,375,000 00.

Affiant

Sworn and subscribed before me this 10th day of July, 2025.

Notary

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

My Commission Expires: _____