WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301660 DEEDWARR
07/23/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20250723-0058368

File No. EM-25-10016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mallory McClain and Jason McClain	**New Owner**	
(NAME)	(NAME)	
409 Eagle Ridge	**Property**	114-14-0A-058.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jordan Kramer, an unmarried woman and Amanda Kramer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory McClain and Jason McClain, Wife and Husband**, 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 all of Lot No. 58, Final Major Subdivision Plat, Phase 2, Pine Ridge Estates, formerly known as "Woodland Forest-Section 3", according to survey and plat of same appearing of record in Instrument No. 20180322-0027255, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jordan Kramer and Amanda Kramer, husband and wife by Warranty Deed from Timothy E. Bond and Rachel L. Bond, husband and wife of record in Instrument No. 20220413-0043076 Register's Office for Davidson County, Tennessee, dated April 06, 2022 and recorded on April 13, 2022.

Jordan Kramer and Amanda Kramer divorced on February 4th 2025 in Davidson County Tennessee. Docket No. 23D-1724

This is property more commonly known as 409 Eagle Ridge, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of July, 2025.

Jordan Kramer

Amanda Kramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Jordan Kramer and Amanda Kramer, 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 21st day of July, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Emily Manno, 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 **7/21/25**.

Date

Emily Manno

Affiant Signature

7/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

