Karen Johnson Davidson County
Batch# 1353718 DEEDWARR
12/04/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20251204-0096336

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: (DL) Title No.: 64232
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Dye Lynette Dye Matthew Dye 641 Cherry Glen Circle Nashville, TN 37215	**New Owner**

TAX MAP PARCEL NUMBERS: 131060H07200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00**, 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 H. Barry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Dye and Lynette Dye, husband and wife, and Matthew Dye, an unmarried man, as tenants in common with the right of survivorship,** 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. 11 on the Plan of Village of Cherry Glen Phase 4 of record in Book 9700, page 664, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Richard H. Barry and Katherine H. Barry, husband and wife, by Warranty Deed dated November 13, 2014 and recorded on November 17, 2014 from Maxine H. Shields, Trustee of the Maxine H. Shields Revocable Living Trust Agreement dated July 16, 1993, of record in Inst. No. 20141117-0105929, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 29, 2025 and recorded on July 31, 2025 of record in Inst. No. 20250731-0060822, said Register's Office, subject property was conveyed to Katherine H. Barry, unmarried.

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

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, page 664, said Register's Office; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 733, Book 9882, page 739, Book 11186, page 932, Book 11323, page 247, amended in Doc. No. 20011206-0134252, By Laws in Doc. No. 200002040011736 amended in Doc. No. 2000032400360195, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Village of Cherry Glen Association, Inc., of record in Book 9983,page 930, said Register's Office.

This is improved property, known as 641 Cherry Glen Circle, Nashville, TN 37215

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 3rd day of December, 2025.

Katherine H. Barry

Katherine H. Barry

State of Tennessee

County of Davidson

On this 3rd day of December, 2025 before me the undersigned authority, personally appeared Katherine H. Barry, 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.

Debra Leist

Notary

My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2027

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: $925,000.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2025.

Alli P

Notary

My Commission Expires:

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **December 3, 2025**.

Date

Alli P

Affiant Signature

12/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County