Karen Johnson Davidson County
Batch# 1366044 DEEDWARR
01/06/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.13
20260106-0000785

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7790-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $584,900.00.

Affiant

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Subscribed and sworn to before me, this the 5th day of January, 2026.

Notary Public
My Commission Expires: 03/28/28

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jared Kail<br>842 Beth Drive<br>Nashville, TN 37206 | Eustis Mortgage Corp.<br>149 Bonita Pkwy<br>Hendersonville, TN 37075 | 084 05 0 078.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christina McIvor, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Jared Kail, an unmarried man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of FIRST AMENDMENT CUMBERLAND MEADOWS, SECTION TWO of record in Plat at Instrument No. 20050525-0059134, 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 Christina McIvor, an unmarried woman, by Warranty Deed from Joe David Smith, an unmarried man, of record in Instrument No. 20221031-0117265, in the Register's Office for Davidson County, Tennessee, dated October 28, 2022 and recorded on October 31, 2022.

This is improved property located at: **842 Beth Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 2nd day of January, 2026.

GRANTOR:

Christina McIvor

STATE OF Virginia
COUNTY OF Richmond (City)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina McIvor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **2nd** day of January, 2026.

WILLIAM T KAEMPF
Notary Public
Commonwealth of Virginia
Registration No. 366502
My Commission Expires Aug 31, 2029

William T. Kaempf
Notary Public
My Commission expires: 08/31/2029
William T. Kaempf

# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 01/02/2026 (date of document).

Affiant Signature

01/02/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 2nd day of January, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29