Karen Johnson Davidson County
Batch# 1389248 DEEDWARR
03/06/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,859.25
20260306-0018015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5 day of March, 2026.

(Affix Seal) Notary Public

My Commission Expires: 11/14/2028

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

2026-01-3730

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
JoAnna Condren & Raymond Condren, III 6652 Autumnwood Drive Nashville, TN 37221	NEW OWNER	Map/Parcel 155-08-0C-043.00-CO

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, **Savannah Marie Johnson, now known as, Savannah Ivey and Sidney Ivey, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond Condren III and JoAnna Condren, a married couple**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

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. 43, on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, Pages 339-347, as revised in Book 7900, Pages 888-889, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Savannah Marie Johnson, an unmarried woman and Sidney Ivey, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Brian D. Donlon and Amy N. Donlon, husband and wife of record in Instrument No. 20200327-0033183 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on March 27, 2020.

Sidney Ivey and Savannah Marie Johnson, having since married, Savannah Marie Johnson, now known as, Savannah Ivey.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6652 Autumnwood Drive, Nashville, TN 37221.

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 5th day March, 2026.

Sidney Ivey

Savannah Ivey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of March, 2026, before me personally appeared Sidney Ivey and Savannah Ivey, 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 5 day of March, 2026.

Notary Signature
My commission expires: 11/14/2028

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/5/2026.

Date

Affiant Signature

3/5/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March 2026.

Notary's Signature

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

My Commission Expires: _____

Date

Notary's Seal