Karen Johnson Davidson County
Batch# 1396568 DEEDWARR
03/24/2026 12:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260324-0023340

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2, Suite 500
Coraopolis, PA 15108
File No. TN26111373

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 118-06-0D-067-00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS INDENTURE made and entered into on this 19 **day of** March, 2026, by and between **Chloe K. Cline who acquired title as Chloe Key, married, who acquired title as unmarried, joined in execution by her spouse, Griffin J. Cline** residing at 308 Artisan Lane, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **Griffin J. Cline and Chloe K. Cline, husband and wife, as joint tenants,** residing at 308 Artisan Lane, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 308 Artisan Lane, Nashville, TN 37204

Being the same property conveyed to **Chloe Key, an unmarried woman**, from **Jeffrey M. Snyder, married** in a Warranty Deed dated 08/22/2023 and recorded 08/23/2023 under Instrument No.: 20230823-0065932 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Chloe K Cline who acquired title as Chloe Key

Chloe K. Cline who acquired title as Chloe Key

Griffin J. Cline

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Chloe K. Cline who acquired title as Chloe Key** and **Griffin J. Cline** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 18 day of March, 2026.

Notary Public

My Commission expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **1.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Griffin J. Cline

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 18 **day of** March, 2026

Notary Public
My Commission Expires: 1-24-2028

Name and address for person(s) responsible for taxes:

Griffin J. Cline and Chloe K. Cline
308 Artisan Lane, Nashville, TN 37204

Name and address of property owner:

Griffin J. Cline and Chloe K. Cline
308 Artisan Lane, Nashville, TN 37204

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Griffin J. Cline, 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 03/18/2026 (date of document).

Griffin J Cline
Affiant Signature

03/18/2026
Date

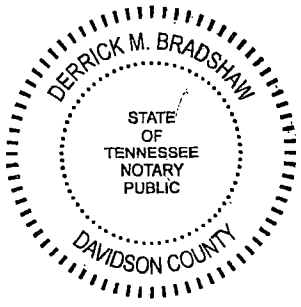
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 18 day of March, 2026

Notary's Signature

My Commission Expires: 1-24-2028

NOTARY'S SEAL



Title/Escrow Order # **TN26111373**

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 67, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument. No. 20130306-0022201, Register's Office for said county, to which reference is hereby made for a more complete description

Tax ID:

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Chloe Key, an unmarried woman from Jeffrey M. Snyder, married by that Deed dated 8/22/2023 and recorded 8/23/2023 in Official Records Instrument No. 20230823-0065932 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 118-06-0D-067-00

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 3/18/2026

Affiant Signature

3/19/2026
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 19 day of March, 2026

Terri L Walter
Notary's Signature

My Commission Expires: 10-28-2029

(seal)

Commonwealth of Pennsylvania - Notary Seal
Terri L. Walter, Notary Public
Allegheny County
My commission expires October 28, 2029
Commission number 1464158
Member, Pennsylvania Association of Notaries