39B

Warranty Deed

Karen Johnson Batch # 1398578 03/27/2026 12:23:14 PM Fees: $18.00 Taxes: $1,835.20 Davidson County DEEDWARR 3 pgs 20260327-0024488	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $496,000.00. Lisa Nicole Valentine Affiant Subscribed and sworn to ~~before me~~, this the 23rd day of March, 2026. Notary Public My commission expires: 1/27/30 ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lisa Nicole Valentine John Valentine	Old National Bank	118-04-0D-002.00-CO
2241 B Kline Avenue	One Main Street	
Nashville, TN 37211	Evansville, IN 47708	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY S. NAGLE AND MARISSA NAGLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA NICOLE VALENTINE, A SINGLE WOMAN, AND JOHN VALENTINE, A MARRIED MAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151201-0121235, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2241 Kline Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151201-0121235, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Kelvin Pennington, married by Warranty deed from P. Marshall Bryan and wife, Sarah Emily Bryan of record in Instrument No. 20150331-0027632 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on March 31, 2015.

Being the same property conveyed to Jeffrey S. Nagle and Marissa Nagle, husband and wife by Quit-claim Deed for Exchange of Property Deed from Kelvin Pennington, a married man of record in Instrument No. 20211202-0159892 Register's Office for

Being the same property conveyed to Jeffrey S. Nagle and Marissa Nagle, husband and wife by Quit-claim Deed for Exchange of Property Deed from Kelvin Pennington, a married man of record in Instrument No. 20211202-0159892 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on December 02, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2241 B Kline Avenue, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of March, 2026.

Jeffrey S. Nagle

Jeffrey S. Nagle

Marissa Nagle

Marissa Nagle

STATE OF Texas
COUNTY OF Parker

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Jeffrey S. Nagle and Marissa Nagle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2026.

Palursa Shepard Palursa Shepard

Notary Public

My Commission Expires: 12/07/2026



Palursa Shepard
ID NUMBER
134095343
COMMISSION EXPIRES
December 7, 2026

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Angela Y. Poston-Williamson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on March 18, 2026.

Angela Y. Poston-Williamson

Date: March 23, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 23rd day of March, 2026.

Lydia H Weaver
Notary Public

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: 7/6/26

SEAL