Karen Johnson Davidson County
Batch# 1429551 DEEDWARR
06/08/2026 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,693.60
20260608-0051624

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.: 64479
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John David Kubiszyn Caroline Bailey Coats 216 Orlando Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 091140B03000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$728,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christine Matthews, now known as Christine Matthews Marberry and Robert Marberry, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John David Kubiszyn and Caroline Bailey Coats husband and wife as joint tenants with 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. 30 on the Plan of Patina Subdivision, Phase 2, of record in Inst. No. 20080812-0083055, and also shown as Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions for Patina, Phase II, of record in Inst. No. 20090910-0064462, Register's Office for said County.

Being the same property conveyed to Christine Matthews and Robert Marberry, as joint tenants with right of survivorship, by Warranty deed from Robert T. Bethel III and Kristina Sikes Bethel, husband and wife, dated November 29, 2021 and recorded on December 1, 2021, of record in Inst. No. 20211201-0159142, Register's Office for Davidson County, Tennessee. The said Christine Matthews is now known as Christine Matthews Marberry.

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

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20080812-0083055, and also shown as Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions for Patina, Phase II, of record in Inst. No. 20090910-0064462, said Register's Office, which Plan shows minimum building setback lines from and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20090710-0064462, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Patina Phase II Owners Association, Inc., of record in Inst. 20090710-0064460, said Register's Office.

This is improved property, known as 216 Orlando Avenue, Nashville, TN 37209

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 4th day of June, 2026.

Robert Marberry

Christine Matthews Marberry

State of Tennessee

County of Davidson

On this 4th day of June, 2026, before me the undersigned authority, personally appeared Robert Marberry and Christine Matthews Marberry, 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

My Commission Expires: _____

Notary

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: $728,000.00.

Affiant

Sworn and subscribed before me this 4th day of June, 2026.

Notary

My Commission Expires: 12/16/28

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Certificate of Authenticity

I, _____, 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 6/4/2026 (date of document).

_____
Affiant Signature

Date: 6/5/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
Notary's Signature
My Commission Expires: 2/27/2029

