Karen Johnson Davidson County
Batch# 1455546 DEEDWARR
08/04/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $5,734.63
20260804-0071609

WARRANTY DEED

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. EM-26-3132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary R Abend, an unmarried man	**New Owner**	
(NAME) 909 Manila Avenue	**Property** (NAME)	082-04-0-419.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lindsey K. Magner, Trustee of The Second Amendment and Restatement of Lindsey B. Kever Trust dated January 9, 2025**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary R Abend, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 1 on the Plat of Resubdivision of Lot 5 of the Resubdivision of James Burns Subdivision of record as Instrument No. 20200224-0020358, 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 Lindsey K. Magner by Warranty Deed from Cindy Baines and Timothy Baines, wife and husband and Meagan Marie Webb and Dusty Ray Webb, wife and husband of record in Instrument No. 20211117-0153031 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 17, 2021.

Being the same property conveyed to Lindsey K. Magner, Trustee of The Second Amendment and Restatement of Lindsey B. Kever Trust dated January 9, 2025 by Quit Claim Deed from Lindsey K. Magner of record in Instrument No. 20250109-0001940 Register's Office for Davidson County, Tennessee, dated January 09, 2025 and recorded on January 09, 2025. The Said Lindsey B. Kever is also known as Lindsey K. Magner.

This is property more commonly known as 909 Manila Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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.

Witness my/our hand this 31st day of July, 2026.

The Second Amendment and Restatement of
Lindsey B. Kever Trust dated January 9, 2025

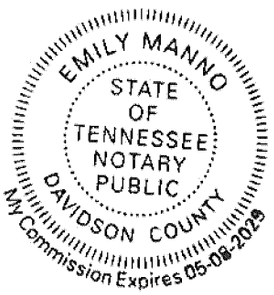
By: _____
Lindsey K. Magner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2026, before me personally appeared Lindsey K. Magner, Trustee of The Second Amendment and Restatement of Lindsey B. Kever Trust dated January 9, 2025, 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 31st day of July, 2026.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 **7/31/26**.

Date

Affiant Signature

7/31/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of _____, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

