Karen Johnson Davidson County
Batch# 1475550 DEEDWARR
09/21/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260921-0087605

WARRANTY DEED

File No. AP-26-3668

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

AMP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(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
Charles W. Greene and Taylor N. Puskar		
(NAME)	(NAME)	094-03-0-036.00
2809 Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Andrew Guzzo Notary Public State of Tennessee Davidson County

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, **Patrick B. Kearney, an unmarried man, and Christina M. Kearney, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles W. Greene and Taylor N. Puskar, husband and wife,** 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:

Tract I:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 219 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee and described as follows:

Said lot number 219 begins at a point in the Easterly margin of Barclay Drive, the common corner of Lots numbers 219 and 220;Thence Easterly along the line between said two Lots 179.8 feet to a point; thence Southwesterly 86.7 feet to a point, the corner of Lots numbers 219 and 218; thence Northwesterly along the line between said two lots, 180.3 feet to a point in the Easterly margin of Barclay drive; thence Northeasterly along the margin of said Drive, 27.56 feet to a point, and continuing thence along the margin of said drive, 53.5 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, being Part of Lot No. 218 on the Plan of Fortland Park, Section I, as of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee, and more fully described according to a survey dated July 5, 1959, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the Southeasterly margin of Barclay Drive, said point being the common front corner of Lots Nos. 218 and 219; thence in a Southeasterly direction along the lot line between Lots 218 and 219, 180.3 feet to a point, said point being the common rear corner of said Lots 218 and 219; thence along the rear line of Lot No. 218, 9 feet to a point; thence in a Northwesterly direction 180.9 feet to the point of beginning and being triangular in shape.

Being the same property conveyed to Patrick B. Kearney and Michael P. Kearney by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20120508-0039799 Register's Office for Davidson County, Tennessee, dated April 06, 2012 and recorded on May 08, 2012.

Being the same property conveyed to Patrick B. Kearney and Christina M. Kearney, Husband and Wife by Quitclaim Deed from Michael P. Kearney, Married of record in

Instrument No. 20170413-0036451 Register's Office for Davidson County, Tennessee, dated April 06, 2017 and recorded on April 13, 2017.

Patrick Bryce Kearney, also known as Patrick B. Kearney, and Christina Marie Kearney, also known as Christina M. Kearney, having since divorced pursuant to the Final Decree of Divorce as shown in Case No. 25D1551 in the Circuit Court for Davidson, Tennessee.

This is property more commonly known as 2809 Barclay Drive, 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 18th day of September, 2026.

Patrick B. Kearney

Christina M. Kearney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2026, before me personally appeared Patrick B. Kearney, 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 18th day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Sikora State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2026, before me personally appeared Christina M. Kearney, 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 18th day of September, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Sikora State of Tennessee Notary Public Davidson County

Certificate of Authenticity

I, Alli Pinkston, 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 **September 18, 2026**.

Date

Alli P

Affiant Signature

9/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of _____, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

