WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathaniel W. Barnes (NAME)	Bank of America, NA (NAME)	MAP 034-05
1521 Monticello Avenue (ADDRESS)	900 W. Trade Street (ADDRESS)	PARCEL 059.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28255-0001 (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, WE, Marsha Ann Browning and Frieda D. Fuller and Amanda Kaye Weigel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathaniel W. Barnes and wife, Kathryn L. Barnes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of Rebecca Heights as of record in Book 2330, page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Fred W. Kinle and wife, Beva M. Kinle by Warranty Deed from Dan Leech amd wife, Mabel F. Leech December 14, 1959, of record in Book 2997, page 243, Register's Office for Davidson County, TN The said Beva M. Kinle having predeceased Fred W. Kinle. Fred W. Kinle having died testate, a resident of Davidson County, Tennessee, on June 28, 2004. Pursuant to the Last Will and Testament of Fred Walters Kinle of record in Volume Book 5659/1566506 in the Probate Court for Davidson County, Tennessee, said property was devised to Marsha Ann Browing, Frieda D. Fuller and Amanda Kaye Weigel.

Fred W. Kinle and Fred Walter Kindle being one and the same person.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1521 Monticello Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 30th day of September, 2004

Marsha Ann Browning

Amanda Kaye Weigel

Frieda D. Fuller

Davidson County DEEDWARR
Recvd: 10/05/04 14:27 2pgs
Fees:13.00 Taxes:352.98

20041005-0119898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marsha Ann Browning and Frieda D. Fuller and Amanda Kaye Weigel

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of September, 2024.

Commission expires _____

Notary Public

DANIEL F. WISNIHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires SEPT 22, 2027

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public