WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Nancy Lyons Juodenas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2018.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Y Johnson Davidson County
Batch# 159574 DEEDWARR
11/15/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20181115-0112444

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-101368

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy Lyons Juodenas	Nancy Lyons Juodenas	
(NAME) 1901 18th Ave South Apt 105	(NAME) 1901 18th Ave South Apt 105	104-12-0A-015.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thousand And No/100 Dollars ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JENNA DILLIER BARBE, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY LYONS JUODENAS, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Unit No. 105 together with the appurtenant interest in the common elements of Magnolia Wedgewood Condominium, a horizontal property regime established by Master Deed of record in Book 6258, Page 718, as amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as "Exhibit A-1" to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jenna Dillier, unmarried by Warranty deed from Cori L. Nelsen, married of record in Instrument No. 20141218-0115870 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 18, 2014.

Jenna Dillier is now known as Jenna Dillier Barbe.

Aaron Douglas Barbe, spouse to Jenna Dillier Barbe, joins in the conveyance to convay any martial interest in said property, if any.

unimproved ☐
This is improved ☒ property, known as 1901 18th Ave South Apt 105, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jenna Dillier Barbe, married this 14th day of November 2018.

Jenna Dillier Barbe

Aaron Douglas Barbe, by Jenna Dillier Barbe, Attorney in Fact

Aaron Douglas Barbe, by Jenna Dillier Barbe, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of November, 2018, before me personally appeared Jenna Dillier Barbe, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the14th day of November, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNEESSEE
COUNTY OF WILLIAMSON

On this the 14th day of November, 2018, before me personally appeared Jenna Dillier Barbe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aaron Douglas Barbe and who acknowledged he/she/they executed the same as the free act and deed of the said Aaron Douglas Barbe.

Witness my hand and official seal, this the 14th day of November, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

