Karen Johnson Davidson County
Batch# 360724 DEEDWARR
02/20/2020 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200220-0018937

WARRANTY DEED

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson (CB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emmi Elizabeth Prince and Jerry Wade Holloway	New Owners	Parcel ID: 053 06 0B 089.00 CO
(NAME) 500 Riverway Cove Lane	(NAME) "	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) "	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald J. Barzyk and Nancy C. Barzyk, Trustee(s) of the Ronald J. Barzyk and Nancy C. Barzyk Revocable Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emmi Elizabeth Prince and Jerry Wade Holloway, wife and husband**, 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 Lot No. 138, on the Plan of Phase 5B, Waterford Subdivision, as shown on plat of record in Plat Book 7900, page 838 and 839, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ronald J. Barzyk and wife, Nancy C. Barzyk by Deed from J & M Homebuilders, Inc., a Tennessee Corporation dated June 15, 1995 and recorded June 19, 1995 in Book 9705, Page 599, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ronald J. Barzyk or Nancy C. Barzyk, Trustee(s) of the Ronald J. Barzyk and Nancy C. Barzyk Revocable Living Trust by Quitclaim Deed from Ronald J. Barzyk and wife, Nancy C. Barzyk dated August 27, 2001 and recorded October 20, 2004 as Instrument No. 20041020-0126201 and being corrected in Correction Deed recorded January 17, 2006 as Instrument No. 20060117-0006139, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 500 Riverway Cove Lane, Old Hickory, TN 37138

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 hands this 19 day of February, 2020

Ronald J. Barzyk and Nancy C. Barzyk, Trustee(s) of the Ronald J. Barzyk and Nancy C. Barzyk Revocable Living Trust

BY: Nancy C Barzyk Trustee

Nancy C. Barzyk, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Nancy C. Barzyk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged herself to be the Trustee of the Ronald J. Barzyk and Nancy C. Barzyk Revocable Living Trust, the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Cheri Bayer, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Jason Nguyen, a notary public for this county and state, Cheri Bayer, 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: 5/17/21

{Notary' Seal}

