WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Affiant

Subscribed and sworn to me on 07/01/20.

NOTARY PUBLIC

My Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Karen Johnson Davidson County
Batch# 431975 DEEDWARR
07/07/2020 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20200707-0073145

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Miles Nico Gepner Anelia Victoria Rizzo 3361 Mimosa Drive Nashville, TN 37211	Bank of Tennessee 301 E. Center St Kingsport, TN 37660	133 07 0 176.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joshua Paul Barnes and Suzanne Nicole Barnes, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Miles Nico Gepner and Anelia Victoria Rizzo, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, and Pages 137 through 138, inclusive, and amended in Book 2294, Page 315, 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 Joshua Paul Barnes and Suzanne Nicole Barnes, husband and wife, by Warranty Deed from Jessica L. Coleman f/k/a Jessica L. Tuck, Stephen R. Coleman, wife and husband, of record in Instrument No. 20170523-0051232, in the Register's Office of Davidson County, Tennessee, dated May 20, 2017 and recorded on May 23, 2017.
>
> This is improved property known as 3361 Mimosa Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 06/30/2020.

Joshua Paul Barnes

Suzanne Nicole Barnes

STATE OF West Virginia
COUNTY OF Kanawha

On 06/30/20, before me personally appeared Joshua Paul Barnes and Suzanne Nicole Barnes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/30/2020.

NOTARY PUBLIC

My Commission Expires: 7-18-2024

SIERRA HESS
Notary Public Official Seal
State of West Virginia
My Comm. Expires Jul 18, 2024
AB Contracting
84 Silver Maple Ridge Charleston WV 25306

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY