Karen Johnson Davidson County
Batch# 458387 DEEDWARR
08/17/2020 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,429.05
20200817-0092040

WARRANTY DEED CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $656,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2020. Notary Public MY COMMISSION EXPIRES: 1-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Nicholas Soroko Hill 416 Garfield Street Nashville, TN 37208	New Owner	082-05-0G-005.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Adina Barnes and Darin S. Barnes, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alexander Nicholas Soroko Hill, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Brownstones At 5 & G, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110729-0058214 and amended in Instrument No. 20121106-0102552, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions, Reference is hereby made to the plan of The Brownstones at 5 & G, for placement of Units, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a more complete identification and description of such units.

Being the same property conveyed to Adina R. Barnes and Darin S. Barnes, wife and husband by Warranty Deed from Framauro Perez, unmarried, dated 03/21/2016, and recorded 03/24/2016 of record in Deed Instrument 201603240028055, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 416 Garfield Street, Nashville, TN 37208

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(s) this the 12th day of August, 2020.

Adina Barnes

Darin S. Barnes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Adina Barnes and Darin S. Barnes with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)



Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)