Karen Johnson Davidson County
Batch# 465637 DEEDWARR
08/27/2020 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20200827-0097547

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Lorinda D. Barnard 2905 Fernbrook Ln. Nashville, TN 37214	Synovus Bank 800 Shades Creek Pkwy Birmingham, AL 35209	084-08-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STELLA M. YARBROUGH AND KEVIN M. KELLY, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **LORINDA D. BARNARD, AN UNMARRIED WOMAN** ("Grantee" herein), her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 213, as shown on the map entitled the Plan of Section Seven, Lincoya Hills, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STELLA M. YARBROUGH, AN UNMARRIED WOMAN, by deed from ELIZABETH GAMMANS, UNMARRIED, of record in Instrument No. 20160920-0099090, dated September 16, 2016, said Register's Office.

This is improved property known as: 2905 Fernbrook Ln., Nashville, TN 37214.

Kevin M. Kelly joins in the execution of this instrument to convey his marital interest in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her heirs and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 21 day of August, 2020.

STELLA M. YARBROUGH

KEVIN M. KELLY

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, **STELLA M. YARBROUGH AND KEVIN M. KELLY**, with whom I am personally acquainted (or who 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 seal at Nashville, TN, this 21st day of August, 2020.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$339,000.00.**

Sworn to and subscribed before me this 21 day of August, 2020.

Notary Public

My Commission Expires: 8/1/22

ANDREA MONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24