Karen Johnson Davidson County
Batch# 507469 DEEDWARR
11/02/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20201102-0127951

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF Tennessee) COUNTY OF Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $329,000.00 Affiant Subscribed and sworn to before me, this 30 day of October, 2020. Notary Public My Commission Expires: 9/14/23

WARRANTY DEED

Address New Owner: Stephen R. Britton & Olivia D. Moye 4020 Barnes Cove Nashville, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 173-09-0B-006.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHLEEN C. MIDDENDORF, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **STEPHEN R. BRITTON & OLIVIA D. MOYE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Plan of Barnes Cove, Section One, of record as Instrument No. 20020409-0043258, 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 KATHLEEN C. MIDDENDORF, UNMARRIED, by deed from BELLA TZYY HUANG F/K/A YUEH HSIANG HUANG, UNMARRIED, of record in Instrument No. 20091103-0101174, dated October 29, 2009, said Register's Office.

This is improved property commonly known as: **4020 Barnes Cove, Nashville, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2020.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2020.

Kathleen C. Middendorf

KATHLEEN C. MIDDENDORF

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHLEEN C. MIDDENDORF**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of October, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 1-9253-LP

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM