Karen Johnson Davidson County
Batch# 577760 DEEDWARR
02/24/2021 02:00:52 PM 2 pgs
Fees: $13.00 Taxes: $1,905.13

20210224-0023152

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $514,900.00

Affiant

Subscribed and sworn to before me, this 18th day of February, 2021.

Notary Public

My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy Culpepper	~~TBD~~ NEW OWNER	**070070E00200CO**
898 B Youngs Lane		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Barnes and Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Culpepper, a single woman

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, A certain unit located in Davidson County, Tennessee, being known and designated as 898 Unit B Youngs Lane, on Lot 3, established pursuant to the Declaration of Covenants, Conditions and Restrictions for Riverfront Estates, a Horizontal Property Regime, of record in Instrument Number 20170316-0025831, as amended in Instrument Number 20171220-0129459, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Barnes and Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge, by Warranty Deed from Owen W. Ferguson, dated January 21, 2016, of record in Instrument No. 20160125-0006701, Register's Office for Davidson County, Tennessee.

This is investment property of the grantors and not a marital residence, therefore no marital or homestead rights exist to be conveyed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-SB-BMR-21-898

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 898 B Youngs Lane, Nashville, TN 37207.

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 in 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.

Michael Barnes Date: 2-16-21
Michael Barnes

Malcolm A. Lockridge Date: 2-16-21
Malcolm A. Lockridge

Angela Y. Swinger-Lockridge Date: 2-16-21
Angela Y. Swinger-Lockridge

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Michael Barnes, and Malcolm A. Lockridge and Angela Y. Swinger-Lockridge, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2021.

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Lindsey Boswell
NOTARY PUBLIC

My Commission Expires: 7/24/24