Karen Johnson Davidson County
Batch# 592558 DEEDWARR
03/16/2021 11:00:38 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20210316-0034591

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this the 5th day of March, 2021. Notary Public My commission expires:

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
George Jackson Kelsey Jackson	New Owner	091-09-3F-001.00-CO
6361 A Ivy Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARLEY MOW HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE JACKSON AND KELSEY JACKSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit A of the 6361 Ivy Street Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration Establishing a Horizontal Property Regime for 6361 Ivy Street Townhomes, of record in Instrument No. 20180510-0044945, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of 6361 Ivy Street Townhomes, as shown on Exhibit to the Declaration of record in Instrument No. 20180510-0044945, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Infill Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ideal Solutions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180612-0056283, Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on June 12, 2018.

Being the same property conveyed to Barley Mow Holdings, LLC, A Tennessee Limited Liability Company by Warranty deed from Infill Homes LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190606-0054277 Register's Office for Davidson County, Tennessee, dated May 29, 2019 and recorded on June 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6361 Ivy Street A, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2021.

Barley Mow Holdings, LLC, a Tennessee Limited Liability Company

By: _____
John J. Laurent, Member

By: _____
Stacey Laurent, Member

STATE OF Missouri
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John J. Laurent and Stacey Laurent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Barley Mow Holdings, LLC , a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5 day of March, 2021.

ATINA PARRIS
Notary Public – Notary Seal
STATE OF MISSOURI
Lincoln County
My Commission Expires Feb. 24, 2025
Commission #13755513

_____
Notary Public

My Commission Expires: 2/24/2025