THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30063

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 616263 DEEDWARR
04/16/2021 10:12:52 AM 2 pgs
Fees: $13.00 Taxes: $817.70

20210416-0050985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **221,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF April, .2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Papuchis, Stephen Avery Papuchis, Michael Papuchis and Carol Papuchis	NEW OWNER	
3355 Harpeth Springs Drive		141-06-0D-116.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Paul G. Barnes, Trustee, and Barbara J. Barnes, Trustee, the Trustees of the Paula K. Barnes Testamentary Trust established under the Last Will and Testament of Paula K. Barnes,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Papuchis and husband, Michael Papuchis, and Stephen Papuchis and wife, Carol Papuchis**

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, being Unit No. 116 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paula K. Barnes, unmarried, by Warranty Deed from Beazer Homes Corp. dba Phillips Builders of record in Instrument No. 20040903-0107283 Register's Office for Davidson County, Tennessee, dated August 31, 2004 and recorded on September 03, 2004. Paula K. Barnes died on January 15, 2021, testate, leaving Last Will and Testament filed for Probate in Docket No. 21-P-208, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, a Testamentary Trust was established, with Paul G. Barnes and Barbara J. Barnes named as Trustees.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3355 Harpeth Springs Drive, Nashville, TN 37221.**

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 Grantor's hand this the 12th day of April, 2021.

The Paula K. Barnes Testamentary Trust established under the Last Will and Testament of Paula K. Barnes

BY: Paul G Barnes, Trustee
Paul G. Barnes, Trustee

BY: Barbara J. Barnes, Trustee by Paul G Barnes, Attorney in fact.
Barbara J. Barnes, Trustee by Paul G. Barnes, Attorney-in-Fact

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul G. Barnes, Trustees of the Paula K. Barnes Testamentary Trust established under the Last Will and Testament of Paula K. Barnes,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2021.

My Commission expires: 1/24/2025

Notary Public

BENJAMIN BELTRAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596764
Expires January 24, 2025

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Paul G. Barnes,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Barbara J. Barnes, Trustee, a Trustee of the Paula K. Barnes Testamentary Trust established under the Last Will and Testament of Paula K. Barnes,** and who acknowledged that he executed the same as the free act and deed of **Barbara J. Barnes, Trustee, having been so authorized to act.**

Witness my hand and official seal this the 12th day of April, 2021.

My Commission expires: 1/24/2025

Notary Public

BENJAMIN BELTRAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596764
Expires January 24, 2025

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