Karen Johnson Davidson County
Batch# 623369 DEEDWARR
04/27/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20210427-0055980

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2745

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of April, 2021

Notary Public

Commission Expires: 9/6/2023

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret Steele and Billy Steele 684 Williamsport Court Nashville, TN 37221	NEW OWNER	128-03-0B-022.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Sharon Gayle Barnes, Trustee of the Amended and Restated Sharon Gayle Barnes Revocable Trust dated December 9, 2020
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Margaret Steele and Billy Steele, wife and husband
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 Lot No. 22 on the Plan of Final Plat Williamsport Subdivision Section One of record in Plat Book 7900, Page (s) 628 and 629, 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 Sharon G. Barnes, a single person by Warranty Deed from Anelisa Martin, unmarried of record in Instrument No. 20160907-0094023 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 7, 2016. (Value of consideration shown in aforementioned deed $295,000.00.)

Being the same property conveyed to Sharon Gayle Barnes, Trustee of the Sharon Gayle Barnes Revocable Trust, created November 8, 2017 by Quitclaim Deed from Sharon G. Barnes of record in Instrument No. 20171121-0119628 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 21, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 684 Williamsport Court, 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 so 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.

Dated this the 23rd day of April, 2021.

Sharon Gayle Barnes, Trustee of the Amended and Restated Sharon Gayle Barnes RevocableTrust dated December 9, 2020

By: Sharon Gayle Barnes Trustee
Sharon Gayle Barnes, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Sharon Gayle Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of **Sharon Gayle Barnes, Trustee of the Amended and Restated Sharon Gayle Barnes RevocableTrust dated December 9, 2020,** and that as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of April, 2021.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 0-11743

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

