When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File Number: 21033970

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11427-RL-s

Karen Johnson Davidson County
Batch# 624470 DEEDWARR
04/28/2021 11:09:20 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20210428-0056639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$361,999.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2021.

Notary Public
My Commission Expires:

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 26, 2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
June Barker 7110 Riverfront Drive Nashville, TN 37221	June Barker 7110 Riverfront Drive Nashville, TN 37221	126 16 0A 463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Scott A. Comer and Alexandra K. Comer, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

June Barker, an unmarried woman, 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 Lot No. 428 on the Plan of Final Plat, Riverwalk, Phase 3B of record in Plat at Instrument No. 20060106-0002328, 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 Scott A. Comer and Alexandra K. Comer, husband and wife, by Warranty Deed from Ellen Sutton, an unmarried woman, of record in Instrument No. 20160713-0071653, in the Register's Office of Davidson County, Tennessee, dated July 12, 2016 and recorded on July 13, 2016.

This is improved property located at: **7110 Riverfront Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 23rd day of April, 2021.

GRANTOR:

Scott A. Comer

Alexandra K. Comer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott A. Comer and Alexandra Comer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of April, 2021.

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public
My Commission expires: 12-18-21