WARRANTY DEED

Karen Johnson Davidson County
Batch# 628104 DEEDWARR
05/03/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $0.37
20210503-0059305

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael E. Barnes 309 Sunset Island Trail Gallatin, TN 37066	Same as New Owner	052-03-0148.00

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, **March Developments, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael E. Barnes**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 11th Civil District, formerly the 19th Civil District of Davidson, Tennessee described as tract No. 4 according to a survey made by Ralph W. C. Lambert and Son, Surveyors, dated April 5, 1976 as follows:

Beginning at a point on the easterly margin of an undeveloped 20 ft. road, the southwest corner of the R.K. Wilson tract described in deed of record in book 898 page 736 Register's Office For Said County, and running with said easterly margin North 0° 56' East 22 feet to a corner of tract No. 5; :thence along common lines with tract No. 5 North 89° 08' East 74.9 feet and North 0° 56' East 54 feet to a common corner with tract No. 2: thence with the northerly boundary of tract No. 2 North 89° 08' East 91.6 feet to a common corner with tract No. 1-A South 0° 56' West 76 feet to the northerly boundary of Narcissa Wilson; thence with the same South 89° 08' West 166.5 feet to the beginning containing 0.198 acres more or less.

Being the same property conveyed to March Developments, LLC by Warranty Deed dated 08/31/2019, from Lonnie R. Sadler, Deborah Odom, Fitzgerald Sadler, Larry Sadler, Lakiesha Sadler and James Sadler, of record in Instrument 20180904-0087185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 424 Larkin Springs Road (see parcel), Madison, TN 37115

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 my/our hand(s) this the 28th day of April, 2021.

March Developments, LLC

BY: Sean Davidson
Sean Davidson, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sean Davidson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of March Developments, LLC , the within named bargainor, a limited liability company, and that he as such Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Sean Davidson as such Manager.

Witness my hand and official seal, this the 28th of April, 2021.

Alexis M. Cantrell
Notary Public
My Commission Expires: 09/22/2021



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY