Karen Johnson Davidson County
Batch# 648183 DEEDWARR
06/02/2021 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20210602-0074017

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this the 26th day of May, 2021. Notary Public My commission expires:

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 Numbers:
Michael D. Barnes	New Owner(s)	080-04-0-016.00
107 Avondale Access Road		
Hendersonville, TN 37075		

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, **CYNTHIA STANLEY ALLEN, MERRELL FRAN STANLEY BURNS, AND JANICE STANLEY, WILLIE J. STRAIN, DAVID EUGENE STANLEY JR., SHEKITA WILLIAMS, DAVID EUGENE STANLEY JR., DANIELLE STANLEY, VANESSA MICHELLE STANLEY, AND VANESSA MICHEELE STANLEY AS CONSERVATOR FOR DONALD STANLEY, HEIRS AND BENEFICIARIES OF THE ESTATE OF SHIRLEY A. STANLEY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. BARNES, MARRIED**, 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: AMB

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Waukee Heights of record in Book 2083, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 118 feet on the Southerly side of Manchester Avenue and runs back 253.6 feet on the Northeasterly Line and 256.4 feet on the Southwesterly Line to a dead line, measuring 118 feet thereon.

Being the same property conveyed to Shirley A. Stanley by Warranty deed from Ramona Bard Walker, a single person of record in Book 5595, page 179, Register's Office for Davidson County, Tennessee, dated April 24, 1980 and recorded on April 25, 1980. Also See Affidavit of Heirship in Instrument No. 20170619-0060936 (self serving).

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 1802 Manchester Avenue, Nashville, TN 37218, 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 19th day of March, 2021.

Cynthia Stanley Allen

Merrell Fran Stanley Burns

Janice Stanley

Willie J. Strain

David Eugene Stanley Jr.

Shekita Williams

David Eugene Stanley Jr.

Danielle Stanley

Donald Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cynthia Stanley Allen, Merrell Fran Stanley Burns, and Janice Stanley, Willie J. Strain, David Eugene Stanley Jr., Shekita Williams, David Eugene Stanley Jr., Danielle Stanley, and Donald Stanley, Heirs of the Estate of Shirley A. Stanley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of ~~March~~, 2021.

Notary Public

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Vanessa Michelle Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vanessa Michelle Stanley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day ~~of~~ March, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Vanessa Michelle Stanley, Conservator for Donald Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vanessa Michelle Stanley, as Conservator for Donald Stanely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of March, ~~2021~~.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

