This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-12158-TC

Karen Johnson Davidson County
Batch# 651170 DEEDWARR
06/08/2021 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20210608-0076346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2021.

Notary Public
My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Barnes and Candace Listz 1104 Bridgway Drive Franklin, TN 37067	Mutual of Omaha Mortgage, Inc PO Box 961292 Fort Worth, TX 76161-0292	072-09-1C-007.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Samuel T. Garner and Anabel M. Garner, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Barnes and Candace Listz, husband and wife**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 7, together with the appurtenant common elements of Townhomes at 844, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Townhomes at 844, of record in Instrument No. 20170329-0030499, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 844 provided in said Declaration, together with the By-Laws appended thereto, the Site Plan of 844 Cherokee Ave, a horizontal property regime with private elements attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Samuel T. Garner and Anabel M. Garner, husband and wife by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company, dated November 30, 2018, recorded December 6, 2018, of record in Instrument No. 20181206-0118795, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Samuel T. Garner and Anabel M. Garner ("Principal") by Jake Moore pursuant to the Power of Attorney of record Instrument [202106080076344 202106080076345 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **844 Cherokee Avenue, #7, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees 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 4th day of June, 2021.

GRANTOR:

Samuel T. Garner by Jake Moore, his Attorney-in-Fact
Samuel T. Garner by Jake Moore, his Attorney-In-Fact

Anabel M. Garner by Jake Moore, her Attorney-in-Fact
Anabel M. Garner by Jake Moore, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is the attorney in fact for Samuel T. Garner and that he is authorized by Samuel T. Garner to execute this instrument on his behalf.

WITNESS my hand and seal at office this 4th day of June, 2021.

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 7/9/24

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jake Moore, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is the attorney in fact for Anabel M. Garner and that he is authorized by Anabel M. Garner to execute this instrument on his behalf.

WITNESS my hand and seal at office this 4th day of June, 2021.

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 7/9/24

EXHIBIT "A"
TO Warranty Deed
From: Samuel T. Garner and Anabel M. Garner
To: Joseph Barnes and Candace Listz

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 4th day of June, 2021.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

