

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of July, 2021.

Notary Public

My commission expires: 4/23/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mario Evans	Mario Evans	098-05-0A-118.00
5664 Chestnutwood Trail	5664 Chestnutwood Trail	
Hermitage, TN 37076	Hermitage, TN 37076	

Karen Johnson Davidson County
Batch# 679481 DEEDWARR
07/19/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20210719-0096807

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joel S. Barnes, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mario Evans, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Four, Hampton Hail of record in Plat Book 11700, Page 2, 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 Joel S. Barnes, an unmarried man by Warranty deed from William E. Alta and wife, Jennifer L. Alta of record in Instrument No. 20091221-0115747 Register's Office for Davidson County, Tennessee, dated December 21, 2009 and recorded on December 21, 2009. Nikki Barnes spouse of the said Joel S. Barnes joins in the execution of this instrument to convey any interest he may have in subject property particularly any marital interest.

This is improved property known as **5664 Chestnutwood Trail, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of July, 2021.

Joel S. Barnes

Nikki Barnes

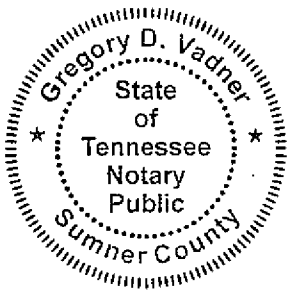
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joel S. Barnes and Nikki Barnes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of July, 2021.

Notary Public
My Commission Expires: 4-7-23

SolomonParks File No. 21-000296-526



Tennessee Certification of Electronic Document

I, Gregory Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2021 (date of document).

Affiant Signature

7/15/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County