RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-886-2021

Karen Johnson Davidson County
Batch# 684652 DEEDWARR
07/27/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $728.90
20210727-0100918

WARRANTY DEED

JONATHAN RHYNE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of July, 2021

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Briella Rose Barnes 803 Rachels View Hermitage, TN, 37076	Same address as new owner	075-07-0-272

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY SEVEN THOUSAND AND 00/100 Dollars ($197,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHERINE B. WHITE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIELLA ROSE BARNES, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, Briella Rose Barnes that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 49B, Zone Lot Division, Lots Nos. 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77 and 79, Rachel's Square, Section Two, of record in Book 6250, Page 541, amending Book 5200, Pages 623, 624 and 625 Register's Office for Davidson County, Tennessee to which plat references is hereby made for a more complete description.

Being the same property conveyed to Katherine B. White, a single woman, from Kenneth W. Callis, married, by Warranty Deed dated May 31, 2017 and recorded June 1, 2017 in Instrument #20170601-0054686, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of July, 2021

GRANTOR(S)

Katherine B. White

Katherine B. White

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Katherine B. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of July, 2021.

Notary Public

Dawn Webber

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
11/16/2022
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/21 (date of document).

Jennifer L. Pennell

7/16/21

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

